



**REPORT ON HOUSING NEED
COMPTON
November 2016**

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Report Summary

Housing Need in Compton

This study was carried out on the request of Compton Parish Council, to identify local affordable housing need in Compton. The evidence provided in this report can be used to inform a Neighbourhood Development Plan but more importantly, should be considered in terms of identifying potential sites for the development of a rural exception site in Compton, to meet the housing needs of local people.

This report follows previous reports in 2009 and update in 2012.

Key findings:

- There was a 26% return rate of the surveys distributed (170/650).
- There is significant support for development of affordable housing to meet local needs: 71% of responses, (121/170).
- There is significant aspiration for home ownership in Compton. Some of that will be met within any new development at IAH. It can be assumed that general development at IAH will include mixed ownership tenures that will provide opportunities for Shared Ownership as well as outright purchase and may also include Right to Buy or even Starter Homes.
- Many of the respondents did not provide detailed information, but where it is provided, aspiration for homeownership may be unmet due to insufficient earnings and savings.
- As of November 2016 there were 41 households registered on the West Berkshire Housing Waiting List with a local connection to Compton. The greatest need identified is for 1 and 2 bedroom properties.
- This survey has identified 18 households with some level of affordable housing need. The need is for a mix of 1, 2 and 3 bedroom properties and for mixed tenures of *Affordable Rent* and *Shared Ownership* as follows (See Tables 7 and 8 for detail)
- There has been an increase in the need, particularly by single people, since the previous survey in 2009.

Despite development that is already in the planning system for Compton, development of a rural exception site to meet the affordable housing needs of local people, is recommended. A site of 12 homes comprising a mixture of 1, 2 and 3 bedroom properties, including both *Shared Ownership* and *Affordable Rent* tenures is advised.

This assumes that at least some of the additional needs on the West Berkshire Housing List will be met within the affordable element of proposed development on the IAH site.

Tenures would need to be reviewed in the future should such a development come forward. There is a considerable difference between the aspirations of the general community to provide more ownership opportunities for local people, and the actual demand for this type of tenure and ability to afford it from the local community. Shared Ownership is a popular option in general, however on a rural exception site, where the

properties are tied to local people, it can be difficult to find local people that meet both financial eligibility and the local connection criteria.

Anyone wishing to be considered for affordable housing **must** be on the West Berkshire Council Housing Register.

A survey of this type provides only a snapshot in time. The findings are an indicator of current housing need in Compton. Any decision to progress towards development of a rural exception site requires the support of the Parish Council and further community consultation.

Background

Introduction - The Rural Housing Enabler Project and Rural Exception Sites

The Rural Housing Enabler (RHE) for Berkshire, came into post at CCB (the Community Council for Berkshire) in September 2005. The purpose of the Rural Housing Enabler project is to work with rural parishes to help them to identify local need for affordable housing. Where there is affordable housing need, the Enabler liaises between the community, the local authority (West Berkshire Council) and other appropriate experts (e.g. Housing Associations, Landowners etc.) to facilitate the development of affordable housing to meet the needs of rural communities.

This need is met principally through the use of 'rural exception site developments.' These are sites that would not normally qualify for planning permission, but may be given exceptional planning permission provided the development is small (generally about 6 -12 units) and meets a proven local demand. Local need is proven by means of a current Housing Need Survey.

Affordable housing on a rural exception site differs from the affordable housing that is built as a percentage of regular open market development. It is ***reserved for those with a local connection and is maintained as affordable housing for local needs in perpetuity.*** There is no right to buy on these sites, although the 2011 National Planning Policy Framework has introduced the allowance for limited development of market housing on exception sites in order to cross-subsidise the development of the affordable homes.

See Appendix 2 for West Berkshire Council Policy HSG.11 – Provision for Affordable Housing on Rural Exception Sites and the relevant National Planning Policy Framework clauses.

Rural exception sites are exceptions in planning terms. They allow home building in areas that would not normally ever receive planning permission such as areas outside existing development envelopes or areas of planning constraint like Greenbelt or AONB (Areas of Outstanding Natural Beauty).

It is only through the development of a rural exception site or a Community-led development like a Community Land Trust, whereby the local community takes full responsibility for the funding, control of development and subsequent management of

a housing development that has the express aim of benefiting the community, that homes can be reserved for local people.

All other affordable housing is built to meet the statutory housing needs of the local authority housing waiting list and is based on priority need, not local connection.

Compton Context

Compton Parish Council has commissioned a number of housing need surveys over the years. In 2002 the Rural Housing Trust undertook a survey to inform the Parish Plan which indicated there was a need for small homes in Compton.

In 2009 the RHE at CCB conducted a new Housing Need Survey for the Parish Council. The results of a previous survey in 2009 were published just before The Pirbright Institute announced its intention to close the facility at Compton. In the intervening years there has been considerable uncertainty regarding the future development potential of the site. Further actions regarding potential rural exception site development in Compton was shelved at that time. The RHE wrote a supplementary report in 2012 with an update identified through a Registry of Interest exercise.

As a result of the site closure announcement, in September 2013 West Berkshire District Council adopted The Pirbright Institute Site, Compton, Supplementary Planning Document¹ which was produced in consultation with the key stakeholders including the community. This document sets out development guidance for the area vacated by the Pirbright Institute. .

Compton Parish Council are now considering drafting a Neighbourhood Development Plan to help set-out the future of development in Compton. This is in particular response to development plans at the Pirbright Institute, which closed earlier this year. It is also a response to concerns about the loss of accommodation provided by the site to employees that is no longer available, and resultant recent losses in employment.

The Compton Parish Plan and Village Design Statement provide a wealth of information on the local character of Compton and the community aspirations for future development of the village.² Though these documents are now somewhat dated but remain useful for context.

Most notably the village is located in the heart of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and is characterised by chalk downlands. It sits on a chalk aquifer and is the origin of the winterbourne River Pang. There are areas in Compton that are identified as flood zones.

¹ <http://info.westberks.gov.uk/CHttpHandler.ashx?id=36532&p=0>

² Compton Parish Plan, April 2005, ISBN: 0-9539490-1-X Compton Village Design Statement October 2005 updated April 2006

The area is largely characterised by arable farmland, with small areas of ancient woodland. To the north is the Ridgeway National Path, which is an attractive destination for walkers and ramblers through the AONB.

Transport links to the village are limited; with the nearest rail stations at Goring, Thatcham and Newbury. Access to the A34 is available locally at East Ilsley, and provides easy access to the M4 as well as to locations north towards Oxford and the M40. Increasingly Compton has become a commuter village, due to loss of local employment but easy access to highways.

There is a village shop and post office as well as a popular pub. Compton has a well-used Village Hall and recreation ground. There is a Primary School, and importantly, the Downs School, one of the principal secondary schools serving West Berkshire, is located in Compton.

According to the 2011 census, Compton has a population of approximately 1,557 people living in 602 households. This is not a significant increase on the previous (2001) Census figures which indicated population of 1521 in 549 households. Given recent growth this survey assumes household figures of approximately 650.

In housing terms any parish with a population below 3000 is classified as rural. In addition, Compton is identified in the Statutory Instrument of 1997 No.625, The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) as a Designated Rural Area. As a result of this designation the rights of tenants with long leases to enfranchise (buy) and the right of tenants of registered social landlords to acquire their homes under section 16 and 17 of the 1996 Act do not apply.

This legislation is important for 2 reasons; firstly it clearly identifies Compton as rural and therefore eligible under Planning Policy Statement 3 (PPS3) for rural exception site development. It also guarantees that any homes developed as part of a rural exception site have no 'Right to Buy' and can be preserved as affordable housing in perpetuity.

This designation is particularly important given recent changes that will soon allow Housing Associations to participate in a Voluntary Right to Buy. Tenants of Housing Association properties will be able to purchase their homes, whereas prior to 2015 they could only buy Council properties (or in the case of Local Stock Value Transfer, buy properties that Sovereign Housing took over from Newbury District Council).

Availability and affordability of housing in Compton

Table 1 below indicates the tenures of the properties in 2011. There is likely to have been some growth since the 2011 Census.

There is not currently a rural exception development in Compton, therefore any existing affordable housing that becomes vacant will be allocated according to the West Berkshire Housing Policy and not necessarily according to local connection.

Tenure	Count	%
All households (lived in dwellings)	602	

Owner occupied (with or without a mortgage)	386	64%
Housing Association/Registered Social Landlord rent	134	22%
Shared Ownership (Part Owned / Part Rent)	4	<1%
Private rent or other rented tenure	68	11%
Living rent free	10	<2%

Table 1: Tenure based on 2011 Census³

West Berkshire District Council Housing Needs Register

- As of the 10th November 2016 the West Berkshire District Council Common Housing Register had **2371** households registered.
- 269** of these have indicated some preference for housing in Compton, with the greatest need for 1 and 2 bedroom properties.
- The vast majority of people that have registered a 'preference' to a particular parish are likely to have registered a preference for anywhere in West Berkshire as they do not want to limit their chances of getting a home. A preference is not a local connection.
- 41** have indicated a local connection to Compton, with the greatest need for 1 bedroom properties.

Bedroom Size	Preference	Local Connection
1 Bed	132	18
2 Bed	96	16
3 Bed	31	5
4 Bed +	10	2

Table 2: WBC waiting list figures: Compton

Only those people with a proven local connection to a village can access housing on a rural exception site. Those with a stated local connection do not need to provide evidence of their local connection until they receive an offer of housing on a site that has a local connection condition attached to it, such as a property on a rural exception site.

Existing Housing Association stock

In 2009 A2 Dominion Housing Association developed 10 units of affordable housing on the Lowbury Gardens (David Wilson Homes) development of 33 houses. At the time 7 were for rent and 3 for shared ownership. However, there will not be any local connection criteria attached to the allocation of these homes as they are part of a general development.

In 2009 Sovereign Housing Association were managing 105 individual units in Compton as follows:

Total General needs 105

Property type	Number of bedrooms					Total
	0	1	2	3	4	
House		1	21	44		60

³ Source: Office for National Statistics Crown Copyright www.neighbourhood.statistics.gov.uk

Bungalow		4	6	1		11
Flat		10	26	0		34
Total		15	53	45		105

Table 3: Information provided by Sovereign Housing Management Team

Homes to buy and rent

The table below shows house sales in Compton from the Land Registry for a twelve month period from October 2015 through September 2016.

HOUSE SALES IN COMPTON – October 2015 to September 2016			
Date of Sale	Location	Property Type	Value
20/07/2016	Whitewalls Close	D	£490,000
27/05/2016	Shepherds Mount	D	£445,000
15/04/2016	Meadows Close	T	£284,950
13/04/2016	Churn Rd	SD	£400,000
13/04/2016	Shepherds Mount	D	£425,000
23/03/2016	Coombe Rd	SD	£712,000
26/02/2016	Burrell Rd.	T	£260,000
19/02/2016	Meadows Close	T	£273,750
08/01/2016	School Rd	SD	£369,000
21/12/2015	Fairfields	F	£173,000
21/12/2015	Shepherds Rise	D	£295,000
18/12/2015	High St	D	£355,000
18/12/2015	Fairfields	SD	£335,000
30/11/2015	Coombe Rd	D	£1,250,000
04/11/2015	School Rd	SD	£360,000
30/10/2015	Lowbury Gardens	F	£222,000
29/10/2015	Newbury Rd	D	£300,000
29/10/2015	High St	D	£675,000
19/10/2015	Horn St	T	£317,500
02/10/2015	Manor Crescent	SD	£303,000
Average:			£412,260
Median:			£326,250
Lower quartile average:			£284,950
Land Registry data taken from: www.rightmove.com ⁴ 27 September 2016			
CURRENT LISTINGS			
Property	Type	List Price	
14 new and resale properties listed on Rightmove.com	Range of properties 2-5 bedrooms	Avg:	£ 500,318
		Median:	£ 483,000
		High:	£ 950,000
		Low:	£ 315,000
Rentals – only 2 properties found across a number of different sites a 3 bedroom and a 4 bedroom both over £1000 pcm unfurnished.			

Table 4: Land Registry data

This indicates that the cost of a basic entry level property in Compton is currently in the region of £275,000. Median gross annual pay per head of resident in West Berkshire for 2016 was £28,377 per annum. (mean: £35,326)⁵ To purchase such a property in Compton, assuming a 10% deposit minimum, would require **nearly 9 times the median single income.**

⁴ © Crown copyright 2009

⁵ National Office of Statistics 2016 Annual Survey of Hours and Earnings Provisional (ASHE Gross Annual Income, Table 8.8a)

The average household income indicated by respondents to the survey in housing need is significantly below this range.

Housing Need Survey - Method

The format of the questionnaire was agreed between the Parish Council and the RHE according to a national format. The forms were printed by Compton Parish Council. The survey was publicised in the Parish Council newsletter “Compilations”, in the March 2016 edition. The questionnaires were hand delivered as an insert in the September edition of the Compilations, which goes to all households in the parish and was also publicised on posters around the village.

Forms were returned directly to the Rural Housing Enabler in Freepost envelopes, with a closing date for the return of forms of 24th October 2016. Additionally a web link was provided for electronic responses where preferable. The web link was also publicised on posters and in press releases.

Part 1 of the questionnaire is designed to survey all residents about their attitudes towards development and the availability of affordable housing in the village, as well as capture any requirements from current residents for adaptations to their home or intentions to move in the near future and reasons why.

Part 2 is aimed specifically at those people who consider themselves to be in housing need and is designed to help measure the level of need for affordable housing by those people with a local connection to Compton.

The RHE has collected the data from all returned forms and analysed it as follows.

Survey Findings

Total forms distributed	-	650
Returned by Freepost	-	101
Electronic responses	-	69
Total returned	-	170
% Return	-	26%

26% is considered to be a very good rate of return in a survey such as this one. Rate of return tends to be lower on a single issue survey than it would be on a more comprehensive survey such as the Parish Plan Questionnaire, where the issues have a broader impact on the residents.

Part 1 – for the whole community

Primary or Secondary Residence

Impact of second home ownership does not appear to be an issue in Compton, as none of the responses indicated that their home in Compton is a second home. In Berkshire second home ownership does not seem to have any impact on affordability,

unlike in coastal and national park areas in the country where the impact is significant. 166 respondents ticked that their main home is in Compton with 3 leaving the question blank.

Question 2. How long has your household lived in Compton?

There was a good spread of responses spanning people who have recently arrived in the village to people with lifelong connections. However there were substantially more responses from people who have lived in Compton for 30 years or more (30%).

Typically in a survey such as this, a higher response rate comes from people with the greatest number of years invested in the community. 42% of this response is from people with more than 21 years in Compton which is very high. It may simply be that turnover in Compton is not very high.

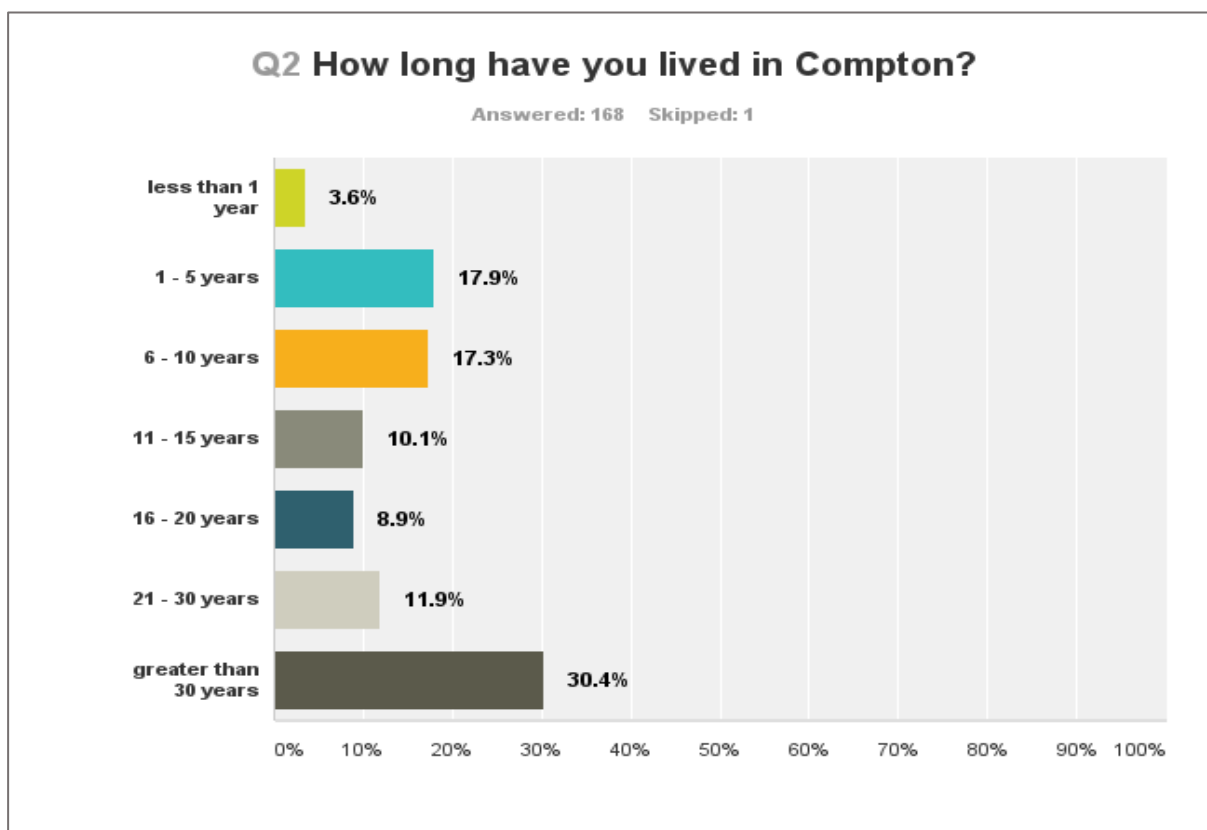


Chart 1 – Length of residency in Compton

Sample house type, tenure and size

Nearly all of the respondents (98%) live in houses, (detached, semidetached, terraced or bungalows) Less than 2% of the responses were from people living in flats, maisonettes or apartments or any other type of housing. There were no responses from people living in alternative types of accommodation such as caravans, or park homes and none from people in any residential care properties. This is fairly consistent with 2011 Census data.

Type of dwelling	Response count	Response percentage	2011 Compton	2011 all of West Berkshire
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			Census Figures	
House (detached, semi-detached, terrace, or bungalow or terrace)	164	98%	544/90%	85%
Flat, maisonette, apartment or bed-sit	3	2%	55/9%	14%
Park Home / Caravan	0	0	3/.5%	1%

Table 5: Dwelling type

The tenure of the sample was fairly distributed between residents of owner occupied homes and rented properties and the responses are similar in percentage terms to the 2011 Census.

Tenure	Response count	Response percentage	2011 Compton Census Figures	2011 all of West Berkshire
Owned (with mortgage or without)	127	75%	386/64%	70%
Shared Ownership	0	0	4/1%	1%
Rent from Private Landlord	11	6.6%	68 / 11%	14%
Rent from Housing Association	25	15%	134 / 22%	14%

Table 6: Tenure

The great majority of responses came from people living in 3 and 4 bedroom homes. (see Chart 2 below). This may indicate a shortage of available smaller properties.

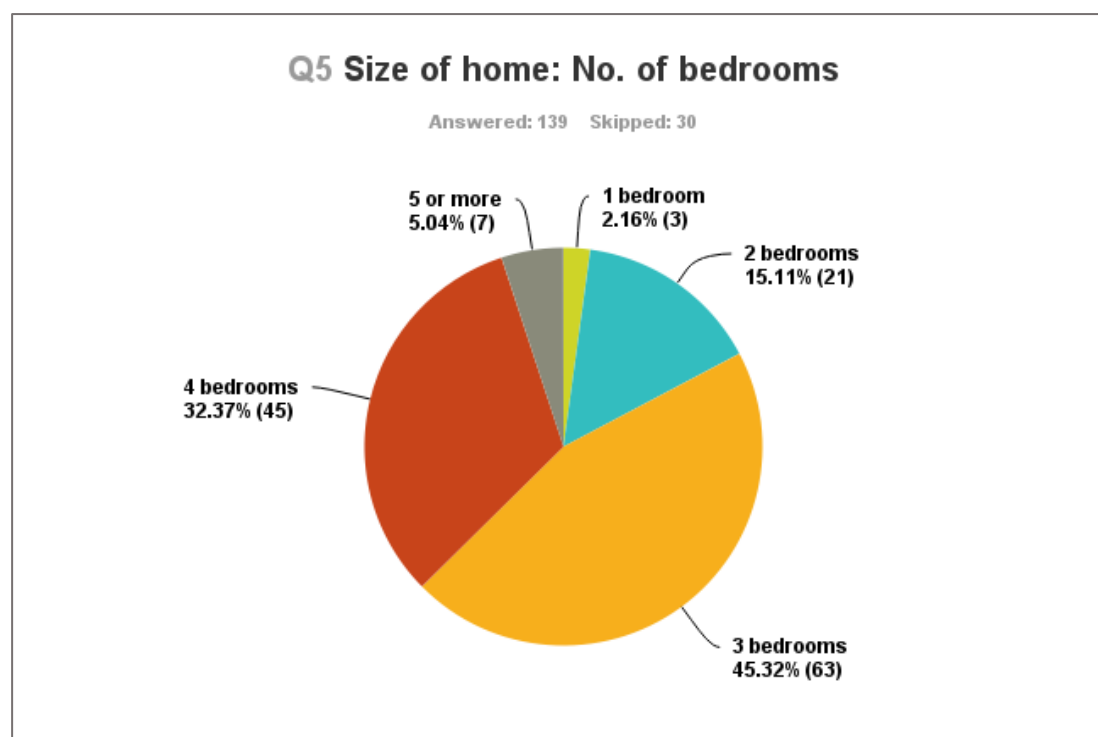


Chart 2: Property size

Sample household make-up

There were 166 households that responded to this question made-up of 460 individuals.

Primary respondents (those that filled in the survey on behalf of their household) were:

- 47% (76) Male
- 53% (86) Female

Breakdown of household size:

- 1 person households - 29 (17%)
- 2 person households - 57 (34%)
- 3 person households - 24 (14%)
- 4 person households - 40 (24%)
- 5 person households - 13 (8%)
- 6 person households - 1 (>1%)
- 7 person households - 2 (1%)

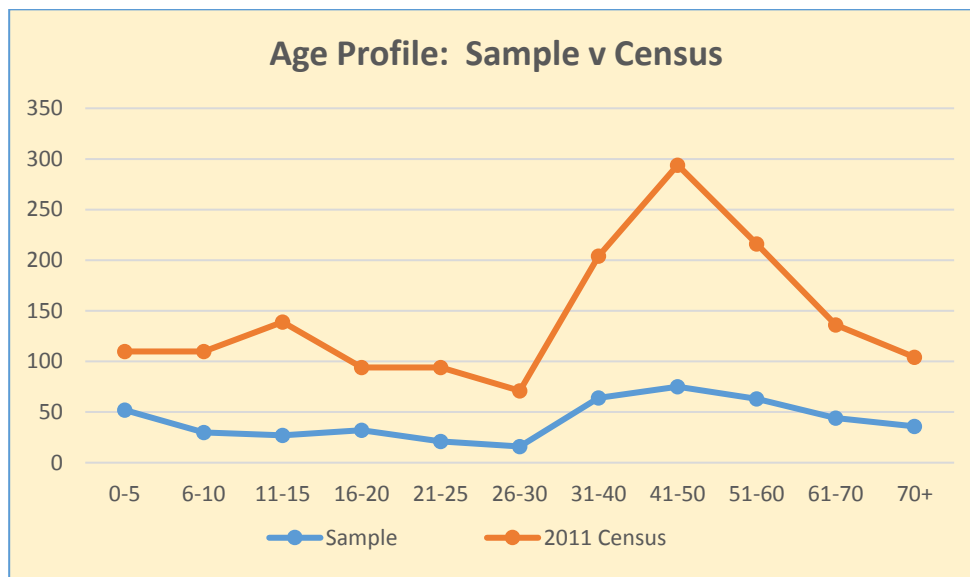


Chart 3: Age spread

It is useful to test the survey sample against Census data in order to identify whether the survey is likely to be representative of the general population in the area.

The age spread of the sample is shown as the blue line in Chart 3 above. This is compared with the age spread of the total population of Compton as identified in the 2011 Census (orange line). The chart indicates that the sample population actually relates well with the total demographic. Though typically there was a lower response rate from ages between 31 and 60 (with the result that we see less response from families with children age 6 – 15). These are the age groups that are often difficult to get a response from in this type of survey, as they often commute and have busy work and family lives. They often do not consider themselves directly affected by a single issue like affordable housing and do not complete this sort of survey.

This survey also reflects a higher response rate from the 60+ ages, as they are often the group with the most time invested in a community and more available time to respond to surveys.

The responses also indicate that the greatest majority of responses from head of households and their partners/spouses (Person 1 and 2 below) work further than 10 miles away from Compton.

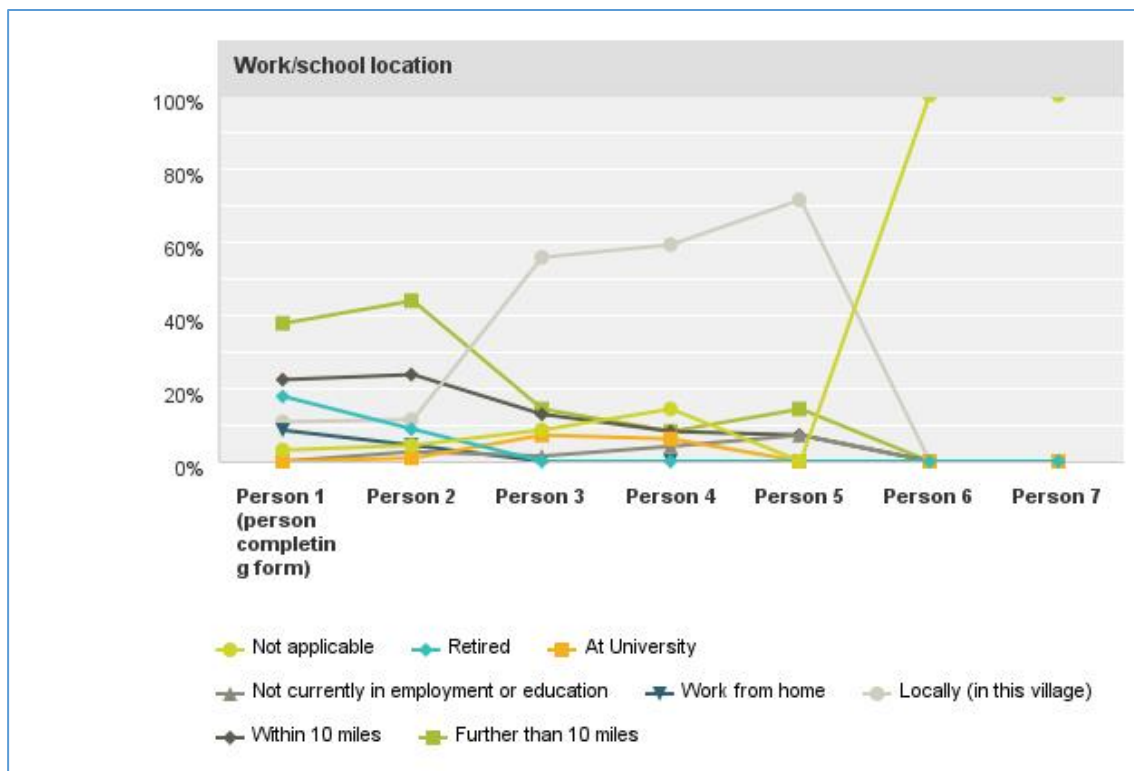


Chart 4 – Travel to work/school distance

Have family members left the village due to difficulties finding suitable housing locally?

There were 25 positive responses to this question, which is unusually high, 15% of the responses. Of the 25, twenty two also completed Part 2 of the survey.

Do you or members of your household expect to move within the next 5 years?

Again there was a very high 'yes' response to this question, 30 (18%) responded yes and 19 (11%) uncertain. 24 of these completed Part 2 of the survey. Where reasons were given they are summarised below:

- 10 commented that their need is for a 'first' home outside of the family home.
- 4 indicated they intend to move on completely (2 due to a lack of affordability in the area)
- 3 anticipate a need for a larger home
- 3 are particularly concerned that current property, which is privately rented may soon be sold and they have an uncertain future.
- 2 hope to be able to purchase their own home in the next 5 years.

Special housing needs

Despite the higher age profile of the response sample there were very few people that indicated any need for specialist housing services:

- Residential / extra care / assisted living / sheltered – 1
- Adaptations to improve physical access due to disability – 1*

*This respondent indicated problems with a shower but did not give any contact information.

Support for a small development to meet local needs

A significant majority of the sample population indicated support for a small development of homes to meet local need, only 18% were against such a scheme.

- 71% (121) in favour
- 14% (24) against
- 9% (15) not certain
- 6% (10) forms were returned with this question blank.

Site suggestions where a scheme might be developed

There were 50 individual responses to this question ranging from specific site suggestions to general comments. Some listed more than one possible option. Obviously the site most mentioned is the old Institute site which is due to be redeveloped in any case. Unfortunately as a general development site land values are such, that this is not an appropriate location for a rural exception site to meet local needs. However it is true that as part of the general development there will be a percentage of affordable housing, they will not be earmarked for local people, but will be identified to meet to statutory affordable housing needs as identified by West Berkshire.

Possible site suggestions are listed below without prejudice and without the author's local knowledge. Landowners have not been contacted regarding the availability or suitability of these sites for such a scheme.

Some of the suggestions may be referring to the same locations:

- Re-use of the land at the Institute – 35
- Land near or south of Downs School. Newbury Road – 3
- Field between the old Railway line and the Church – 3
- Opposite the Primary School (Mayfield's Farm) – 2
- Pumping Station / Station Rd – 2
- The Paddock (this could be anywhere) - 2
- Mr Cundell's Field – 2
- By the Scout Hut – 2
- Shepherds Mount – 1
- West of Comb Road – 1
- One suggestion that a new primary school be developed on the Institute site and the existing school be redeveloped for local affordable housing.

If there is a need for local affordable housing, site appraisals of all potential sites need to be done before any further action can be taken. Site appraisals determine whether sites are suitable for rural exception development. There are many obstacles to the development of an exception site such as:

- The land must be made available at low cost
- The land should not be land that has been identified for development purposes and should not have a significant planning history
- The land must be accessible
- Development must form a natural continuation of the village
- Development must not have a negative landscape impact
- The community must support such a scheme

Summary of additional comments

There were 46 forms that included additional comments. A full list of the comments is attached in Appendix 3 of this report. Following is a summary of the key points.

- Provision available within the redevelopment of the Institute of Animal Health should be sufficient (though it will not be for specific local needs).
- Lack of infrastructure to support more development (school places, doctors, transport, jobs, sewers, etc.)
- Stop allocating existing (and new) affordable homes to people from outside the area.
- A number of comments from people who cannot afford to live in Compton and expect to have to leave.
- Useful to have provision for older people (though this survey did not reveal any particular need)
- Useful to have a definition of 'small' development (according to the need identified, but generally a rural exception site is between 6 and 12 units)

Part 2 – Housing Need

Part 2 of the survey was completed by 30 of the respondents indicating some level of housing need. This represents 17.5% of the total return or 4.5% of the total households in Compton.

However a significant number of people (7) that claimed to be in need of affordable housing did not provide any substantial information in Part 2 to substantiate their claims.

Additionally in three instances there were two forms completed by one household, one paper copy and the other online, or where both partners in a household completed the online form. Hence three households rather than 6 households in need of affordable homes. No doubt this was done unknowingly by each partner.

Therefore the following analysis is based on a need from 19 respondents.

Aspiration to home ownership

A large number of the responses were from people with an aspiration to home ownership or people who already own homes who aspire to larger homes. These do not represent affordable housing need in Compton.

- 1 form was completed by a family already in ownership of a home, they anticipate a need for a larger home in the next 5 years, but not affordable need.
- There are two examples of households in Housing Association rented properties that would like to purchase a property. In both cases there is sufficient deposit and income for them to do so. This example is of note for two reasons:
 1. Should these families purchase properties on the open market then the Housing Association properties they live in will become vacant for new people.
 2. There is a recent move to allow tenants to purchase Housing Association properties under what is called the Voluntary Right to Buy, this is currently a pilot and is not likely to be rolled out until 2018. However these families could conceivably buy their current property, at a considerable discount and the property would then be lost as an affordable property in Compton.
- One response that is seeking to purchase on the open market. It is unclear if that is for the whole household or an adult child, no contact information provided, but evidence that there is sufficient income and deposit to access open market options.

In some cases, inability to purchase on the open market may be a supply issue; there may not be properties on the open market that meet the current demand for larger properties (within a price range that existing residents can afford to move up into). This may alter once the IAH site is developed.

In 15 cases there is genuine aspiration for homeownership but savings and income at present are not sufficient to purchase a home at this time.

Older person's needs

None of the responses were from people in specific need of specialist housing services for the elderly.

Current residency in Compton

All but three of the responses were from people currently residing in Compton. These three all have significant connections to Compton (greater than 30 years). All used to live in Compton.

In one case a single adult, upon the death of parents, lost the tenancy to the home they had lived in for many decades and were moved to Newbury despite a lifetime living and working in Compton.

Reasons for need, current tenure and preferred tenure

Reasons for needing affordable housing vary. In some cases there are a number of variables at play. With the exception of one retiree, all of the households that have registered a need for an affordable home have at least one family member in employment.

Table 7 shows the current tenure, preferred tenure, reason for need and family size of the 18 respondents that have affordable housing needs.

	Total in household	Length of connection	Reason for need	Current tenure	Preferred tenure	Likely allocation
1	1 adult	>30 years	First home	With parents	HAR or Starter	1 bed HAR – insufficient income or deposit
2	2 adults, 2 ss children	<5 years	Want ownership, private rent too expensive to save – want HAR while saving	PR	HAR to progress to SO (Rent to Buy?)	2 bed HAR – no deposit insufficient income
3	1 adult	>20 years	First home	With parents	O	1 bed – may want to consider SO or Starter. Can't afford O at present.
4	2 adults	>10 years	First home	With parents	O or Starter	1 or 2 beds O or SO or Starter all possibilities good deposit and earnings
5	1 adult	>25 years	First home	With parents	SO	1 bed – HAR insufficient income, no deposit
6	2 adults, 2 os children	>30 years	Ownership of first home	PR	HAR to progress to ownership SO or Starter	3 bed HAR – insufficient deposit and income to purchase house to meet needs.
7	1 adult	>20 years	Ownership of first home	With parents	O	1 bed - O may be possible given deposit but income limited. Starter or SO could be options
8	1 adult	>10 years	Family breakdown	With step parent	Starter	1 bed - Limited income unknown deposit – Starter or SO may be an option.
9	2 adults, 1 child	>5 years	Change of tenure	PR	SO	SO 2-3 bed an option, have deposit
10	2 adults, 2 os children	>10 years	Change of tenure, either to save or own	PR	HAR or SO /Starter	HAR 2 bed (children under 5). No deposit but income could secure mortgage if deposit could be found.
11	2 adults, 1 child	>20 years	PR – property to be sold	PR	HAR	HAR 2 bed – no deposit insufficient income to secure mortgage.
12	1 adult, 1 child	>30 years	Wants ownership opportunity, happy where they are but increasingly the estate is plagued by anti-social behaviour from outsiders that have been housed there.	HAR	Starter	Impossible situation, no deposit and insufficient income to access ownership. Will stay where they are.
13	1 adult	>20 years	First independent home, has special needs	Live with parents - HAR	HAR	1 bed HAR
14	2 adults	>20 years	First home	Live with parents in PR	HAR	HAR 1 bed – ownership not an option insufficient income and no deposit.

	Total in household	Length of connection	Reason for need	Current tenure	Preferred tenure	Likely allocation
15	1 adult	>50	Move back to Compton – recently had to move when parent died and tenancy was lost. Work and family in Compton	HAR	HAR	HAR 1 bed – insufficient means to home purchase.
16	1 adult	>30 years	Retirement will result in loss of home	Tied to employment	SO	SO 1 bed – has deposit but will have very restricted retirement income. May be eligible for HAR.
17	2 adults, 3 ss children	>20 years	Bigger property – in 2.5 bed	HAR	SO	No deposit and insufficient income for SO. Possible allocation for 3 bed HAR but unlikely unless the use of study as bedroom is classified as ‘overcrowding’
18	1 adult	>10 years	First home, parents moving wants to stay in Compton. Works locally	With parents	SO	SO 1 bed possible. Deposit but limited income.

Table 7: Need - Current & Preferred Tenures.

Key: os = opposite sex, ss = single sex, PR = Private rented sector, HAR = Housing Association Rent, O = Ownership, SO = Shared Ownership, Starter = the proposed Starter Home tenure, AR = Affordable Rent

Only 5 of the responses in table 7 indicated that they are registered on the West Berkshire District Council Common Housing Register. There is a significant discrepancy between the numbers that identified in this survey and those that are registered, with a local connection, on the West Berkshire Housing Waiting List. As a reminder, the West Berkshire Waiting list for Compton currently stands at 41 households that have indicated a local connection to Compton. See table 2 on page 5 for the full breakdown of the demand.

This implies a much higher potential need for affordable homes in Compton than identified through this survey.

Anyone in housing need must register with the West Berkshire District Council Common Housing Needs Register whose staff can confirm eligibility criteria⁶.

Allocations

When being allocated rented accommodation through a Registered Provider (Housing Association), there are strict rules that are applied with regards to eligibility and to the size of property allocated.

The size of any allocated property will be determined by the West Berkshire District Council Housing Options Team. The allocations criteria are based on a combination of factors, including the age and sex of any children in a household and are subject to availability.

Generally, property size is allocated for those meeting eligibility criteria. A separate bedroom is deemed to be needed for⁷:

- Every adult couple (married or unmarried)
- Any other adult aged 16 or over
- Any two children of the same sex aged 16 or under
- Any two children aged under 10
- Any other child.

Where there is dual custody of children, a bedroom is only allocated where a parent has custody for at least 50% of the time.

For those people eligible for Shared Ownership properties the criteria are slightly less rigid. For example, a couple may qualify for 2 bedrooms to account for potential future family growth.

Note on singles: Sadly the Government has introduced significant restrictions on allocations to single people below the age of 35. They are only eligible for housing benefit to cover the cost of housing in a room in a shared house (House of Multiple Occupancy or bedsit). These very rarely exist in rural communities and are not developed on rural exception sites. The development of 1 bedroom flats on rural exception sites is important to meet the needs of local singles. However with the

⁶ West Berkshire District Council Housing Allocations Policy v. 2 17 October 2013
<http://info.westberks.gov.uk/CHttpHandler.ashx?id=35712&p=0>

⁷ Ibid.

changes, allocations can only be made when it is clear that the person can afford the rent.

Local Connection

Local connection for eligibility for a home on a rural exception site, is currently defined within the housing policies of West Berkshire District Council.

Local Connection generally refers to those currently living in a village, working in a village or with family (parents and / or children) living in a village. Priority is given to those with a longer connection.

Should a tenant or part-owner move on, then subsequent tenants are expected to meet the same criteria. If there is no one from the local community that meets the criteria, eligibility cascades out to the neighbouring communities. Local connection takes precedence over priority need on a rural exception site.

Affordable Housing - Financial Eligibility

The indicative household earnings identified in the survey response fall below the West Berkshire average. The income levels indicated provide guidance only. In some cases the respondent may just be able to access a mortgage for a shared ownership property given their income, but only if they are able to access a sizeable deposit. Income and savings information can only be verified when applicants register on the Common Housing Register.

Notes on Tenure and Allocations

Despite significant aspiration for ownership and shared ownership in many cases there is little evidence of sufficient savings or earnings to make that a possibility.

While the demand is for a mixture of tenures, it can prove difficult to find local people for shared ownership properties who meet the financial eligibility requirements.

Affordable Rent - The advent of the Localism Act has introduced a new tenure called 'affordable rent', this tenure is expected to apply to all new build Housing Association rented properties as a condition of grant and will be charged at up to 80% of local private sector rents. No government subsidy will be provided for the development of new homes at rents lower than affordable rents. A proportion of existing housing stock may be transferred from social rent to affordable rent in the future.

West Berkshire District Council expects Registered Providers to keep affordable rents as low as possible. Due to high rent levels in the District, and low supply, preference is for Registered Providers to deliver affordable rents at 70% of Open Market Value (OMV) or below.

Social rented housing – is traditional rented housing owned and managed by local authorities and Registered Providers (Housing Associations), for which guideline target rents are determined through the national rent regime. There is no longer grant funding available from the Homes and Communities Agency to develop properties for social

rent, although some Housing Associations and Local Authorities will subsidise rents if absolutely necessary.

The impact of the new affordable rent regime in Berkshire is as yet unclear. It is assumed that for those people that are particularly vulnerable, Housing Benefit will make-up any shortfall from social to affordable rent. However the new regulations also include benefit caps that will affect the amount of Housing Benefit individuals can receive. Furthermore, restrictions have been placed on the property size criteria, and housing benefit will only be paid according to the size of property a family is eligible for, regardless of if it is a family home where grown children may have moved away.

Shared Ownership - provides opportunities for people who cannot afford open market housing to access the housing ladder and build a share in the equity on the property by purchasing a share of the equity and paying rent to the Housing Association on the outstanding equity. They can over time buy additional shares in their property to increase their equity. However on a rural exception site, residents can never purchase more than 80% of the equity in order to keep the property in the affordable sector for future residents. This option can still be unaffordable and even a 50% share can be too expensive for people on below-average incomes particularly given the costs of a mortgage and the additional rent burden.

As a general guideline, anyone earning less than £24,000 per annum is unlikely to be able to afford a basic entry level shared ownership property. Eligibility for Shared Ownership is capped at household income of £80,000.

Starter Homes – new tenure introduced in the Housing & Planning Act 2016. This tenure is aimed entirely at first time buyers under the age of 40 who will receive a 20% discount on the open market price of designated starter homes. They must stay in the property for a minimum of 5 years before they can sell, and are not allowed to rent the property out during that time. It is proposed that the initial price of these properties will be capped at £250,000. Full regulations have yet to be published. This tenure should not be considered on Rural Exception Sites as they allow for the ultimate purchase of the property.

Other options – Might include Community led development – where the community brings forward development directly through the means of a local community trust. There must be a community interest company or social enterprise set-up to fund, develop and manage the housing, and the development may include any development for community benefit, i.e. affordable homes, community buildings or recreation facilities, community shop or hub. Housing may be built for sale in order to finance the community benefits of the rest of the development.

Self-build – where a prospective homeowner is provided with a serviced plot in order to build their own home. There were 15 respondents to this survey that indicated that they might be interested in self-build options. Self-build could be considered as part of a Community Led Development (see above)

Rent to buy – an option to rent a property for a limited amount of time in order to save to purchase it within a certain number of years. If the tenant is not in a position to

purchase at that time they should be able to continue renting. Like Starter Homes, Rent to Buy is not an appropriate tenancy for a rural exception site given the perpetuity requirements.

Conclusions and Recommendations

A housing need survey is only a snapshot in time of the affordable housing needs of a community. Compton has undergone a number of surveys over the years.

The impact of the closure and redevelopment of the Pirbright Institute has been significant in Compton. It has had an impact on employment and has raised concerns about the changing nature of the village to a dormitory village. It is not without reason that residents have an expectation that, given the significant levels of housing to be developed in the area, the affordable housing should go some way to meet local needs. The reality is that given the nature of the current housing crisis nationally it is unlikely that West Berkshire will be able to meet its statutory housing need without the use of sites like this.

The need evidenced here for affordable homes for local people is significant, however in only a few cases can it be said to represent impending homelessness. It is disappointing that the survey does not capture the need more closely reflected by those people registered on the West Berkshire Housing Waiting List.

Key results are:

- There is significant aspiration for home ownership in Compton. Some of that will be met within any new development at the former Pirbright Institute site.. It can be assumed that general development on that site will include mixed ownership tenures that will provide opportunities for Shared Ownership as well as outright purchase and may also include Right to Buy or even Starter Homes.
- Many of the respondents did not provide detailed information, but where it is provided aspiration for homeownership may be unmet due to insufficient earnings and savings.
- As of November 2016 there were 41 households registered on the West Berkshire Housing Waiting List with a local connection to Compton. The greatest need identified is for 1 and 2 bedroom properties.
- This survey has identified 18 households with some level of affordable housing need. The need is for a mix of 1, 2 and 3 bedroom properties and for mixed tenures of affordable rent and Shared Ownership as follows:

	Affordable Rent	Shared Ownership
1 bedroom	6 units	5 units
2 bedroom	3 units	1 units
3 bedroom	2 units	1 units
Totals	11	7

Table 8. Property need size and tenure

- There has been an increase in the need, particularly by single people since the previous survey in 2009.

Despite development that is already in the planning system for Compton, development of a rural exception site to meet the affordable housing needs of local people is recommended. A site of 12 homes comprising a mixture of 1, 2 and 3 bedroom properties, including both *Shared Ownership* and *Affordable Rent* tenures is advised.

This assumes that at least some of the additional needs on the West Berkshire Housing List will be met within the affordable element of proposed development on the IAH site.

Tenures would need to be reviewed in the future should such a development come forward. There is a considerable difference between the aspirations of the general community to provide more ownership opportunities for local people, and the actual demand for this type of tenure and ability to afford it from the local community. Shared ownership is a popular option in general, however on a rural exception site, where the properties are tied to local people, it can be difficult to find local people that meet both financial eligibility and the local connection criteria.

The new Starter Homes tenure does not fit into a rural exception site and should be avoided. Full regulations of this tenure are not yet available. Current proposals do not indicate that they can be preserved for local people in perpetuity. The Housing and Planning Act of 2016 give Local Planning Authorities the discretion to exclude Starter Homes as a tenure for rural exception sites.

It can take a number of years to identify an appropriate site for an exception scheme in that time the precise need may change.

With the introduction of Localism and Neighbourhood Planning it will be very important for the parish council to look very carefully at how these needs could be met with some form of mixed development in the future. This could include some exception site development, use of the *Community Right to Build* within the Neighbourhood Plan or some other Community Led development to identify the best possible use of sites in the village.

Any further action taken towards meeting these needs will require the support of the parish council and wider community consultation.

APPENDIX 1 – Additional Comments

Below are all additional comments. The only changes made to these comments are in order to anonymise where necessary. (i.e. 'daughter' might have been changed to 'child')

Such housing should be included in planned development of the brownfield of Pirbright Institute.
Affordable housing always means undesirable residents & crime/vandalism increases in the village. History demonstrates this anti-social /behaviour. If you continue to build in Compton it will no longer be a village. Traffic volume & speeds have already increased. STOP ANY FUTURE DEVELOPMENT. (Sorry for the late reply)
It would be useful to understand how many flats/houses are meant by a small development - it's very vague. Also what is actually meant by affordable housing - flats one-bed terrace? etc.
Such affordable houses to be available to Compton families and relations who were born in Compton and not just anyone WBC wants to get rid of.
Not a lot of room left within the village boundaries.
It is critical that the brownfield Institute site is developed into residential dwellings
I am under the impression that the old Animal Institute is due to have 100+ homes surely that will be enough for this small village - as a smaller site is now built on. There is not enough services e.g. schools, doctors, bus, energy systems.
We like living in Compton because it is a small rural community if it becomes overdeveloped we will consider moving.
Surely something could be incorporated into the re-development of the science site?
Lowest cost to develop and brownfield site.
'Affordable' is a no win here, no one can afford 'affordable'. It needs Local Authority or Housing Association owned properties for locals.
Need affordable 3 bedroom family homes, few single people will move into a village environment.
I would not like to see any developments on green field sites. I have concerns about the risk of flooding that may occur due to increased housing.
We don't have enough 1 or 2 bedroom flats/houses in the village
Please note that the structure cannot sustain a large / medium development. We have to consider transport / schools/ amenities of the village and its character
If more houses come here the doctor's surgery should be open all day, a bigger primary school and late night shop.
The centre of Compton would be spoiled by filling the green spaces between. i.e. Greenacres where there is not a splash of green anywhere – all solid red (not attractive brick or design) drainage - sewerage?
Though we have a large house for just 2 of us, we use two bedrooms and our family comes to stay regularly.
13. depends on size, location, infrastructure, etc.
We should have housing built ONLY for occupation by people from Compton and their children.
Looking to leave the village. It's losing the village feel - becoming too large and expensive. Plan to relocate to Scotland.
It would be useful to move my elderly parent here when (they) become less able, into some kind of bungalow or assisted living.
The school can barely cope with the number of children it currently has and is not able to expand.

Compton estate up for sale, along with the tenanted cottages, so do not know what the future holds.
I am conscious of need for affordable housing for single persons.
Any expansion of housing will require additional school provision, etc.
Very little point in building affordable housing without giving people jobs to fund them. Travel is expensive.
Retirement homes would free up houses with 3/4 bedrooms. Elderly people do not want to leave the village.
Prospect of many homes on the institute site in Compton so NO NEED for more houses. Starter Homes should be included on this development. The existing site already has student accommodation! This should be re-used.
Not everyone can afford to buy, so rented housing would be better.
Support IF there is local need, however the limitations of village facilities is insufficient for current occupants. It works only on the basis that driving is a necessity.
With the massive amount of houses on the horizon on institute land and the pending completion of green acres I see no need for an additional site. In some respects even the proposed institute land development is too much.
NOT off Wilson Close - would make junction far too dangerous. Schools are full.
It is to be hoped that the big proposed development at the ARC will include enough affordable housing for local needs. Perhaps it should be ENTIRELY affordable housing.
Charles Church development plus poss development on IAH will provide enough local housing. There's not enough infrastructure in Compton to cope with multiple housing developments.
Yes - provided they are required to not sublet.
Existing designated housing (future) is sufficient (Pirbright)
I have loved living in Compton and will be sad to go.
It is OK to build new houses and my family would love to live back in village but the houses are too expensive so don't stand a chance of getting mortgages. 3 of my children have had to move away in the past because they cannot find anything affordable locally.
I would have thought that with all of the houses being built on ex-Institute land, there would be sufficient affordable homes.
Do not agree to any greenfield sites being used for any housing development
Stop moving townies into the village who don't actually want to be there they just cause trouble the village is not a nice quiet place to live any more due to this!
We would love to have an affordable home as we are not in the position to buy
Would love to buy a house in the village /vicinity but it is impossible to save sufficient deposit on one income - hence shared ownership would be very useful
Parking and pedestrian crossing is an issue in the centre and for primary school safety.

APPENDIX 2

Provision for Affordable Housing on Rural Exception Sites

From the Saved Policy within Adopted West Berkshire District Local Plan 1991-2006 (Adopted June 2002)

3.11.4 Policy HSG.11 represents a major departure from the general aim of retaining housing development within settlements or on brownfield sites. This departure is justified because it enables housing associations to take further action to provide for the considerable levels of housing need that exist throughout West Berkshire.

3.11.5 The principle of rural exceptions is widely established in PPG3 and Structure Plan Policy H8 and applies across West Berkshire with the exception of Newbury, Thatcham and the western edge of Reading. In the rural areas schemes should be small scale, not normally exceeding 12 dwellings.

POLICY HSG.11 The Council, where justified as an exception to other policies of this Plan, will grant permission for small scale affordable housing schemes to meet identified local needs on sites adjacent to existing rural settlements provided;

- a) The need has been established by way of a recent local survey of housing need; and
- b) A scheme is prepared and agreed to reserve and control the occupancy of the dwelling for local needs; and
- c) The development does not adversely affect any landscape features that are important to the rural character of the area; and
- d) The development accords with Policy OVS.2
- e) Provision should be made for such schemes to be managed and occupied so that they remain affordable in perpetuity

Compton Parish Housing Needs Survey

APPENDIX 3 – Compton Housing Need Survey

September 2016

Dear Resident

Housing Needs Survey in the Parish of Compton

Compton Parish Council would like to collect evidence of the levels of housing need in the parish. This evidence will be used to inform our Neighbourhood Development Plan, and may help to determine whether we should consider a rural exception site development to meet the housing needs of local people.

As part of that process Compton Parish Council would like to find out what the local housing needs are, in terms of size, and tenure. This includes whether we have any need for affordable housing in our community that could help **local** people who are struggling to stay in the parish due to the high cost and lack of suitable housing. There may be people that need to be near close relatives to care for them or need the care of someone living in the parish. There are some local concerns that young people may be finding it increasingly difficult to access homes of their own, and older people may not have homes to 'downsize' into.

To find out the extent of the problem, a detailed survey has been organised to assess the level of need and gauge the support that a small new housing scheme to meet **local** needs **might** have in our community.

In planning the survey we have received support and guidance from Arlene Kersley, Rural Housing Enabler for Community Council for Berkshire, a charity that works to support communities in Berkshire.

The survey results will provide useful information for both the Parish Council and the community generally. If a need is identified, the council *may* try to find a suitable site or sites within the parish to meet local housing needs to include as a policy within the Neighbourhood Development Plan.

This is an important issue for the community so please take the time to complete the attached survey.

Your views are important and your answers will be treated in strict confidence.

You can complete this survey online at: <https://www.surveymonkey.co.uk/r/ComptonHNS> between now and 24th October 2016.

Or you can complete this paper version and return it in the Freepost envelope provided by Monday 24th October 2016.

If you would like to know more or have questions about the survey, please contact **Arlene Kersley at CCB on 0118 961 2000.**

Yours faithfully

David Aldis
Chairman, Compton Parish Council

Compton Parish Housing Needs Survey

It is important to get the views on housing development from the whole community. Please help by completing PART 1 of this survey whether or not any members of your family are in need of affordable housing.

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire to us by 24th October 2016.

PART 1

1. Is this your main home? Yes, main home ☐ No, second home ☐

2. How long have you and your household lived in Compton? _____ years

3. How would you describe your home? (please tick one box only)

House/Detached/semi/terrace ☐ Bungalow ☐

Flat/maisonette/apartment/bed-sit ☐ Sheltered/retirement housing ☐

House of Multiple Occupancy
(room in a shared house) ☐

Other, please explain:

3a. What is the tenure of your current home?

Owned ☐ Private rent ☐

Housing Association Rent ☐ Tied to employment ☐

Live rent free with parent or family member ☐ Other (please explain below) ☐

Shared Ownership (part own/part rent) ☐

3b. How many bedrooms does your current home have?

4. Please complete the table below to show the age, gender, relationship and work/school location of all those living in this property at present.

	Age	Gender (M/F)	Relationship	Location of Work/School (town/village)
Person 1 (self)			Self	
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

5. Has anyone from your family (children, parents, brothers or sisters) moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally? Yes ☐ No ☐

If you answered 'Yes' and the family member(s) wish to move back to parish, please ask them to contact the Rural Housing Enabler (contact details at the end of this form) for a copy of Part 2 of this survey form, or send them the electronic link to this survey.

6. Does anyone in your household plan to move to a new home in the parish within the next 5 years? Yes ☐ No ☐

6a. If yes, explain why and the tenure you require below:

Compton Parish Housing Needs Survey

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7. Does anyone in your household require any of the following: (tick as many as required)

First home (outside childhood home)	<input type="checkbox"/>	Larger home	<input type="checkbox"/>
Smaller home (downsize)	<input type="checkbox"/>	Change of tenure	<input type="checkbox"/>
Ground floor accommodation	<input type="checkbox"/>	Other housing support services	<input type="checkbox"/>
Residential care, extra care, assisted living or Sheltered accommodation	<input type="checkbox"/>	Adaptations to improve its physical accessibility because of disability	<input type="checkbox"/>

Please explain and include how many bedrooms you require:

--

If you do have any special housing requirements and you need to remain within the parish then please complete Part 2 of this questionnaire which collects information on your housing needs. If there is the need for more than one household to move, then please request additional forms from the Rural Housing Enabler, Arlene Kersley on 0118 961 2000 or email arlene.kersley@ccberks.org.uk

8. Would you be in favour of a small development of affordable housing to meet the needs of local people if there is such a need?

Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
------------------------------	-----------------------------	-------------------------------------

9. Can you suggest any suitable site where such a scheme might be built?

--

10. Additional comments (Please feel free to add additional sheets if desired)

--

Thank you for taking the time to complete Part 1 of this questionnaire. The results of this survey will be available in the coming months and will help the parish to decide on its future plans.

Please be assured that this questionnaire is completely confidential and anonymous unless you supply your name and address at the end of this form so that the Rural Housing Enabler can follow up with you.

Local affordable housing can only be provided on land which is made available at a modest cost; therefore communities are dependent on the willingness of local landowners to consider making appropriate land available. The Rural Housing Enabler welcomes the opportunity to have discussions with landowners on any potential sites that relate well to existing settlement. Any eventual decisions on the appropriateness of a site for rural housing can only be taken by the Local Authority in consultation with the local community.

For more information contact Arlene Kersley the Rural Housing Enabler for Berkshire:

CCB, Wyvols Court, Swallowfield, RG7 1WY

Tel: 0118 961 2000 Email: arlene.kersley@ccberks.org.uk

Registered Charity No: 1056367 Registered Company No: 3212736

Compton Parish Housing Needs Survey

PART 2 – for people in need of affordable housing

Please complete and return the rest of this form (Part 2) if you believe you are in need of an affordable home or have other housing needs in the Parish of Compton. This should be completed **only** by people with a local connection to Compton. A local connection is if you live in the Parish of Compton and/or have parents or children living in Compton and/or you work in Compton or you grew up in Compton and have a need to return to care for family.

Please complete **a separate form for each household in need of housing**. For instance, if a whole family will move together complete one form, or if mature children are in need of independent accommodation, complete one form for each person needing accommodation. Extra forms are available from the Rural Housing Enabler at CCB on 0118 961 2000 or email: arlene.kersley@ccberks.org.uk

YOUR ANSWERS WILL BE TREATED IN STRICT CONFIDENCE

Students in full time education: The survey cannot take into account the future housing need of students in full time education where it would be difficult to determine if they will return to, or remain in the locality. If your adult child needs a home, please have them complete the form themselves.

1. Please indicate age, gender, occupation and relationship to yourself of each person in need of affordable housing in a single household (individual households should complete separate forms)

	Age	Gender (M/F)	Relationship	Work/School Location
Person 1 (self)			Self	
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

2. Do you currently live in Compton? Yes ☐ No ☐

3. If you do not currently live in Compton, what is your connection to Compton? (for each answer ticked, please specify when, where and how long)

Used to live in the parish	<input type="checkbox"/>	
Parent or child lives in parish	<input type="checkbox"/>	
Work in the parish full-time	<input type="checkbox"/>	
Work in the parish part-time	<input type="checkbox"/>	
Voluntary work in the parish	<input type="checkbox"/>	

4. Are you on the West Berkshire District Council housing register (waiting list)? Yes ☐ No ☐

If you have ticked no, and you need an affordable home, you must register to be eligible at: <https://www.homechoicewb.org.uk/registration.aspx>

5. How many bedrooms does your current home have?

Compton Parish Housing Needs Survey

6. What is your main reason for needing a new home? (please tick one box only).

- | | | | |
|---|--------------------------|---|--------------------------|
| Need a smaller home | <input type="checkbox"/> | Overcrowding, need for larger home | <input type="checkbox"/> |
| Independent/ first home | <input type="checkbox"/> | Need a physically adapted home | <input type="checkbox"/> |
| Current home unaffordable | <input type="checkbox"/> | Need to be nearer to local employment | <input type="checkbox"/> |
| Need to be nearer family to provide/receive care or support | <input type="checkbox"/> | Lack of security in current home (may include harassment) | <input type="checkbox"/> |
| Poor condition of current home (i.e. damp or lack of central heating) | <input type="checkbox"/> | Need change of tenure (explain below) | <input type="checkbox"/> |
| Family breakdown | <input type="checkbox"/> | Loss of housing due to retirement | <input type="checkbox"/> |
| Need ground floor accommodation | <input type="checkbox"/> | Sheltered or extra care housing | <input type="checkbox"/> |
| Other (please explain)..... | <input type="checkbox"/> | <div style="border: 1px solid black; height: 30px; width: 100%;"></div> | |

7. What is the tenure of your current home?

- | | | | |
|--|--------------------------|---|--------------------------|
| Owned (either with or without mortgage) | <input type="checkbox"/> | Provided with work (tied) | <input type="checkbox"/> |
| Rented from Council or Housing Association | <input type="checkbox"/> | Part-buy/part-rent (shared ownership) | <input type="checkbox"/> |
| Rented from private landlord | <input type="checkbox"/> | Living with family | <input type="checkbox"/> |
| Other (please specify)..... | <input type="checkbox"/> | <div style="border: 1px solid black; height: 30px; width: 100%;"></div> | |

8. What tenure would you prefer?

- | | | | |
|--|--------------------------|---------------------------------------|--------------------------|
| Owned (buy on the open market) | <input type="checkbox"/> | Rent from a private landlord | <input type="checkbox"/> |
| Rented from Housing Association | <input type="checkbox"/> | Part-buy/part-rent (shared ownership) | <input type="checkbox"/> |
| Starter Homes Scheme (Homes to buy for first time buyers at 80% of market value) | <input type="checkbox"/> | Other (please specify)..... | <input type="checkbox"/> |

Information on savings and income are important to help determine tenure eligibility and need. Responses to all questions will remain confidential.

9. Do you have savings for a deposit to purchase or part-purchase your own home?

Yes ☐ No ☐ If yes how much? _____

10. Are you employed?

Yes ☐ No ☐

11. Are you in receipt of any benefits? (Not including Child Benefit)

Yes ☐ No ☐

Compton Parish Housing Needs Survey

12. Please indicate the total take-home (i.e. after deductions) income including benefits, of everyone responsible for the cost of housing (rent or mortgage) in your household (Please tick one box only) Income and savings information will be kept confidential but helps to determine tenure eligibility when assessing need.

Weekly Income	or	Monthly Income	
Less than £95	<input type="checkbox"/>	Less than £420	<input type="checkbox"/>
£95 - £192.99	<input type="checkbox"/>	£420 - £834.99	<input type="checkbox"/>
£193 - £288.99	<input type="checkbox"/>	£835 - £1,249.99	<input type="checkbox"/>
£289 - £384.99	<input type="checkbox"/>	£1,250 - £1,665.99	<input type="checkbox"/>
£385 - £576.99	<input type="checkbox"/>	£1,666 - £2,499.99	<input type="checkbox"/>
£577 - £769.99	<input type="checkbox"/>	£2,500 - £3,299.99	<input type="checkbox"/>
£770 +	<input type="checkbox"/>	£3,300 +	<input type="checkbox"/>

If this survey shows there is a need for affordable housing for local people, we may need to get back in contact with you as we work with the Local Authority Housing Associations to deliver the homes needed. Therefore, it would be helpful to us if you include your name and address below:

Name:

Address:

Postcode:

Telephone:

Email:

Thank you for taking the time to complete this questionnaire. The results of this survey will be available in the coming months and will help the parish council to decide on its future plans.

For further information contact the Rural Housing Enabler at CCB on 0118 961 2000 or visit the Rural Housing page under Projects at www.ccberks.org.uk

RETURN THIS FORM BY 24th OCTOBER 2016 TO CCB IN THE ENVELOPE PROVIDED OR SEND TO THE ADDRESS BELOW:

CCB
Wyvols Court
Swallowfield
Berkshire
RG7 1WY

Registered Charity No: 1056367 Company Limited by Guarantee In England No: 3212736



Community Council for Berkshire
Wyvols Court
Swallowfield, Berkshire, RG7 1WY
admin@ccberks.org.uk www.ccberks.org.uk
T. 0118 961 2000 F. 0118 961 2600

Registered Charity No: 1056367 Registered Company No: 3212736