

Parish of Charndon Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Vale of Aylesbury Housing Trust

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1 Executive Summary

Principal Conclusions

The survey identified a need for 2 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 2 households in housing need who could not afford to buy in the open market.

Tenure

- 1 of the households in need qualified for affordable rent, 1 may be able to afford a shared ownership property.

Size of Property Required

- The need is for 1 x 1 bedroom property and 1 x 3 bedroom property.

Other Findings

- 324 surveys were delivered and 53 survey forms were returned. The response rate was 16%.
- 64% of households who answered the question said they would be in favour of a small development of affordable housing for local people. 3 households did not answer this question.
- 57% of households who answered the question said they would support the School Hill site. 43% households would not support that site. 1 was undecided. 6 households did not answer the question.

2. Aims of the Survey

- To investigate the housing need, tenure and size of homes required for local people living or working in the parish and those wishing to return.
- To establish the general level of support for new homes in the parish with an emphasis on homes for local people with housing needs.
- To establish the views of the whole community on future housing in the parish.
- To assist all development partners in providing affordable housing in the parish.

3. Survey history, methodology and response

3.1 History

Vale of Aylesbury Housing Trust have a rural exception site in Chardon on which they wish to build affordable housing for local people. Community Impact Bucks are working with them to bring the site forward. However Community Impact Bucks do not have the resources to carry out housing need surveys in-house so asked Devon Communities Together (who fulfil a similar role in Devon) to carry out the housing need survey on their behalf. Bespoke survey forms were designed with Vale of Aylesbury Housing Trust and Community Impact Bucks and 324 forms were posted to every household in the parish. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 7th July 2017.

3.2 Methodology

The survey was carried out using a standard methodology approved by local planners. Background notes on the methodology can be obtained from the Rural Housing Enabler.

The survey form was in 2 parts. The first section asked a limited number of questions about the type of household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second part of the survey was designed to be completed by households who intend to move home within the next 5 years within the parish and may need affordable housing. A reminder was also sent to those on the Bucks Home Choice register who did not complete a survey form.

3.3 Response

- 53 surveys were returned, which is a response rate of 16% of all dwellings surveyed.
- Out of the 53 surveys, 2 were returned with Part 3 completed.
- 43 of the respondents live in Charndon. 1 works in Charndon. The others did not specify a link to the parish but may live in Calvert Green and have been confused by the parish boundary.

It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

4. Introduction and Information about Charndon

4.1 Overview of Charndon

Charndon is a small rural parish located in the Aylesbury Vale district of Buckinghamshire, approximately 6 miles east of Bicester and 7 miles south of Buckingham. It consists of the villages of Charndon and Old Calvert. It lies approximately 3 miles off of the main A31 road and is on the route of the new HS2 high speed railway link between London and Birmingham. The parish has regular bus services linking it to the larger towns of Aylesbury, Buckingham and Bicester.

The parish has a church and village hall but no other amenities. Various activities including Pilates take place at the village hall. Residents have to travel to the larger surrounding towns and villages for schools, shops, GP and leisure activities. There is a small supermarket in Calvert which is the adjoining parish and the nearest primary school is at Twyford which is approximately 2 miles from the centre of Charndon. Charndon has a Community Association which was set up to provide support for local buildings, facilities and open space.

4.2 Population Figures

In the 2011 census the usually resident population of Charndon was recorded as 862 in 298 households. The current number of households in the parish according to Aylesbury Vale District Council is 324.

4.3 Number of bedrooms

The 2011 Census gives a breakdown of dwellings by bedroom size. As can be seen, the majority of homes in the parish have 3 or 4 bedrooms with very few smaller, cheaper properties. Less than 10% of the homes have 1 or 2 bedrooms, which are the size that those on lower incomes or starting out on the housing ladder would be able to afford.

Table 1

1 bed	2 beds	3 beds	4 beds	5 beds or more	Total
3	26	111	89	64	293

4.4 Property Prices and Rent

In the last 2 years the Land Registry has recorded 30 property sales in the parish (including parts of Calvert that fall within Charndon parish). The average price of properties whose value was shown was £383,000. Prices ranged from £150,000 for a 3 bedroom terraced house to £535,000 for a 5 bedroom detached house.

There are currently 13 property listings on the Rightmove website in Charndon parish. The cheapest house on the market at the moment is a 3 bedroom property for £320,000. There are only 2 houses for sale under £400,000.¹

To assess whether a household can afford to buy in the open market it is necessary to look at the cost of an entry level property in the local market. This is done by comparing information on recent house sales and homes currently on the open market. There have been no 1 bedroom properties sold in the last 2 years or currently for sale in the parish, therefore the cost of a 1 bedroom home has been estimated. Average rents are identified by comparing local private rents gained from the housing need survey with rents of properties currently on the market.

¹ All house price data as of 10/7/17

From this information, we can establish typical rents to assess affordability. There were no one bedroom properties for rent on the open market at the time of writing this report therefore data has been taken from surrounding areas.

The figures used to assess affordability are set out in Table 2 below.

Table 2

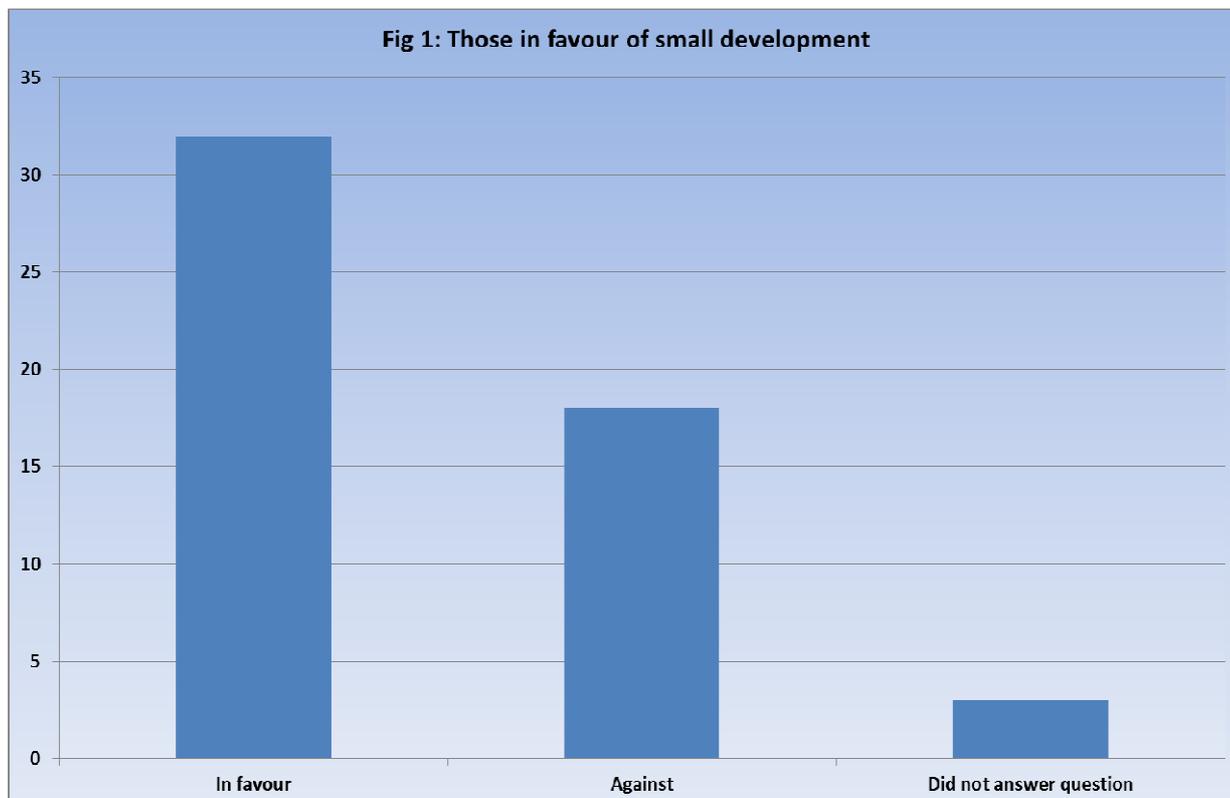
Size	Property price	Weekly rent
1 bedroom	£180,000	£175
2 bedroom	£220,000	£200
3 bedroom	£285,000	£210

There are currently 11 housing association owned properties in Charndon. These consist of 4 x 1 bedroom bungalows, 1 x 2 bedroom house, 4 x 3 bedroom houses and the 2 void homes at School Hill. None have been let in the last 2 years.

5. General Survey Findings

5.1 In favour of a small local development

Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 64% of those answering the question said they would be in favour. 36% said they were against any development. It should be noted that 3 households did not respond to this question. Fig.1 below shows the breakdown.



5.2 Site suggestions and general comments

35 individuals made suggestions for possible housing sites within the parish. The majority of these were for an old motor repair yard just outside of Charndon. There were a further 13 general comments about housing in the parish. These suggestions and comments will be made available to the housing association on a separate document.

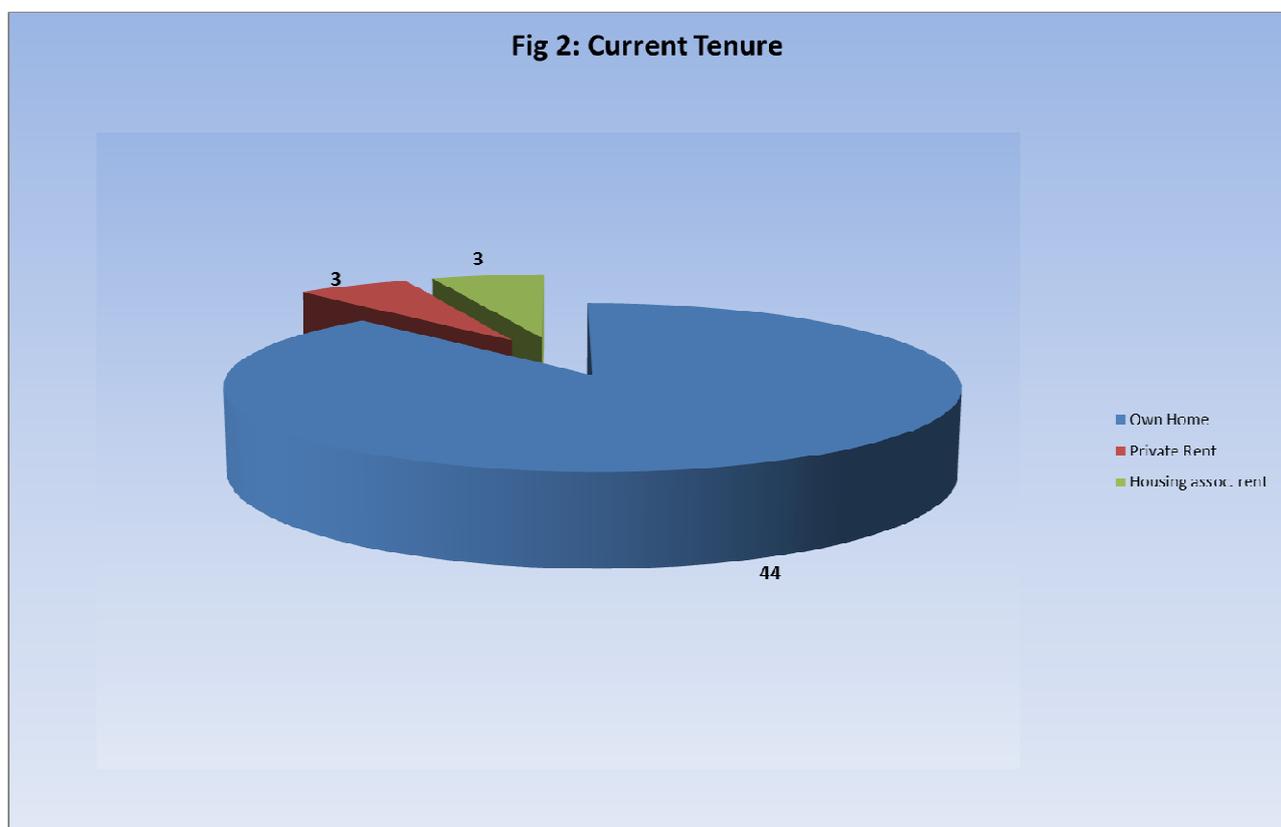
5.3 Family members who have left parish in last 5 years

Respondents were asked if they had any family members who had had to leave the parish in the last 5 years due to lack of suitable housing.

- 6 households replied that they did have such a family member

5.4 Current tenure

Of the 51 respondents who provided details, 45 (88%) own their own home, 3 (6%) rent from a private landlord and 3 (6%) rent from a housing association. 2 did not specify. Figure 2 below shows the breakdown.



5.5 Support for School Hill Site

Respondents were asked if they would support 7/8 School Hill as a possible site for an affordable housing development for local people.

- 26 households would support the site
- 20 households would not support the site.
- 1 was undecided.
- 6 households did not respond to the question

5.6 Housing need

Respondents were asked whether they or any member of their family are in need of affordable housing or have any other housing needs.

- 3 households answered yes to this question

These households were asked to complete Part 2 of the survey, however only 2 Part 2 forms were received.

6. Assessment of those needing affordable housing in Charndon within the next 5 years

Part 2 of the survey was aimed at those who expect to need to move home within the next 5 years within Charndon and would need affordable housing. It asked questions regarding size and make-up of the new household, local connection and financial circumstances. This information helps to identify the number of households that are eligible for affordable housing in the parish and the size, tenure and type of homes required.

6.1 Responses to Part 3 of the survey

2 households completed Part 3 of the survey.

6.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Charndon. Local connection criteria are set out by the local authority. The local connection criteria for Charndon are detailed below:-

- A member of the household has lived in the parish for the last 5 years.
- A member of the household works in the parish.
- A member of the household has immediate family (father/mother) who has lived in the parish for the last 5 years.

Both of the respondents have this connection.

6.3 Housing Options

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation.

- 1 household earned less than £20,000 per year and had no savings or deposit.
- 1 household earned between £20,000 - £25,000 and may have access to a deposit.

Given the financial circumstances of the households in need, 1 may be able to afford a shared ownership home but the other would require affordable rented housing.

6.4 Preferred housing tenure

The survey also asked households who had a housing need which tenure of housing they were interested in.

1 household would prefer low cost home ownership or rent to buy and one would prefer to rent from a housing association.

1 household would be partly reliant on housing benefit to pay their rent.

The need is for 1 x 1 bedroom property and 1 x 3 bedroom property.

6.5 Other evidence of housing need

As well as this survey other evidence of housing need should be considered. The housing waiting list or register for Buckinghamshire is called Bucks Home Choice. Applicants are given a banding from A to HO depending on their level of need. There is 1 household resident in the parish registered on Bucks Home Choice. This household requires a 3 bedroom home and has been assessed as band HO which means that no housing need has been established. This household did not complete the survey.

There are an additional 59 households in housing need in the surrounding parishes of Poundon, Twyford, Steeple Claydon, Calvert Green, Edgcott and Marsh Gibbon. These households may qualify under extended local connection criteria.

7. Conclusion - Future Housing Need for Charndon

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, Vale of Aylesbury Housing Trust can feel confident in the results of this survey. The survey has identified a need in the near future for 2 units of affordable housing.

Any further action taken towards meeting this housing need will require the support of the Parish Council and wider community consultation. The Rural Housing Enabler is available to help to facilitate the process and provide any other ongoing assistance that may be required.

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