

Northleach with Eastington

**Town Housing Needs Survey Report
October 2013**



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1. INTRODUCTION

1.1 In May 2013 Northleach with Eastington Town Council agreed to engage the services of the Rural Housing Enabler to carry out a local Housing Needs Survey.

1.2 The Rural Housing Enabler (RHE):

- is employed by Gloucestershire Rural Community Council, which is part of the national network of Rural Community Councils (ACRE - Action with Communities in Rural England).
- works closely with rural communities, housing associations, local authorities, other community organisations (including community land trusts) and landowners to meet the affordable housing needs of rural communities.
- is an independent advisor, although, the post is funded through contributions from Cotswold District Council, Forest of Dean District Council, Stroud District Council, Cotswold District Council and 7 housing associations.

2. TOWN SUMMARY

- Gloucestershire County Council's Maiden 2010 mid-year estimate for Northleach with Eastington is 1,813 population, comprising 855 households (according to the Census 2011), this equates to an average 2.1 persons per household compared to approximately 2.5 for Gloucestershire as a whole.
- By road Northleach is 10 miles from Cirencester, and 6 miles from Bourton-on-the-Water. There is a station on the national railway network in Moreton-in-Marsh and Cheltenham, both of which are 13 miles from Northleach.
- Northleach with Eastington has the following facilities: a doctors surgery, a primary school, a playgroup, children's outdoor pool, a nursing home, 2 play areas, 2 tennis courts, a playing field, various adult and junior sports teams – cricket / tennis/ skittles / football, sports pavilion, café, mechanical museum, dolls house shop, weekly market, Ferrari garage and local repair garage (just outside of Northleach) outreach vet (Stow vets come in the afternoons) retained fire brigade, 2 pubs, 1 wine bar, 1 hotel, 2 industrial estates, funeral undertakers, public toilets, allotments, 1 community centre, 1 community hall, church with church rooms, post office, chemist, hairdressers, take away, bakery and fruit shop, small supermarket and butchers.

3. AIM

3.1 The purpose of the survey is to investigate and establish the affordable housing needs of people who live in or have close ties to Northleach with Eastington. By comparing the established needs with the existing supply of affordable housing and the number of re-lets, we can estimate the number of dwellings, house types and tenure of new units required to meet the Town's needs.

3.2 **Housing needs** can be defined as the need for a household to obtain housing which is suitable to meet their requirements in terms of:

- House type and accessibility e.g. house, bungalow, flat etc
- Size and number of rooms
- Location e.g. in relation to employment, schools, family, shops and public services etc
- Affordability
- Tenure, including security

3.3 The aim of the survey is to provide Northleach with Eastington Town Council with an independent report of a robust nature based on evidence from reliable sources. This will assist the Town Council to respond to any planning proposal that may come forward for additional housing within the parish.

4. SURVEY DISTRIBUTION AND RESPONSE

4.1 The parish council arranged for the delivery of questionnaires to all homes in the parish in September 2013.

4.2 Householders were requested to return completed questionnaires in an enclosed freepost envelope or in one of four secure collection boxes across the town.

4.3 Part A is entitled 'You and your household' and is for every household to complete. Part B is entitled 'Home Working' and is also for every household to complete. Part C is entitled 'Housing Needs' and is for households in housing need to complete. People were asked to provide their name and contact details if they would like further information on housing options. Personal details are neither presented in this report nor passed to a third party.

4.4 A total of 855 questionnaires were distributed.

- Everyone was asked to complete Part A and Part B of the form.
- If a household considered themselves in need, or likely to be in need of re-housing within the next five years, they were invited to complete Part C of the form.

- Households were asked to forward the questionnaire to anyone they knew of who had moved away but might wish to return to live in Northleach with Eastington .

There was a response rate of 27% with 228 completed replies, including 82 questionnaires returned in the collection boxes and 146 questionnaires returned by freepost. The rate of response is favourable compared to Bourton-on-the-Water 27%, Oddington 31%, Ebrington 40%; Stow-on-the-Wold 17%; Norton 36%; Kempsford 22%). Whilst the survey provides no direct evidence of the needs of those who did not respond to the questionnaires there are other useful sources that inform of housing needs i.e. the District Council’s housing register (Gloucestershire Homeseeker), District-wide Housing Needs Survey 2009 and Gloucestershire Strategic Housing Market Assessment.

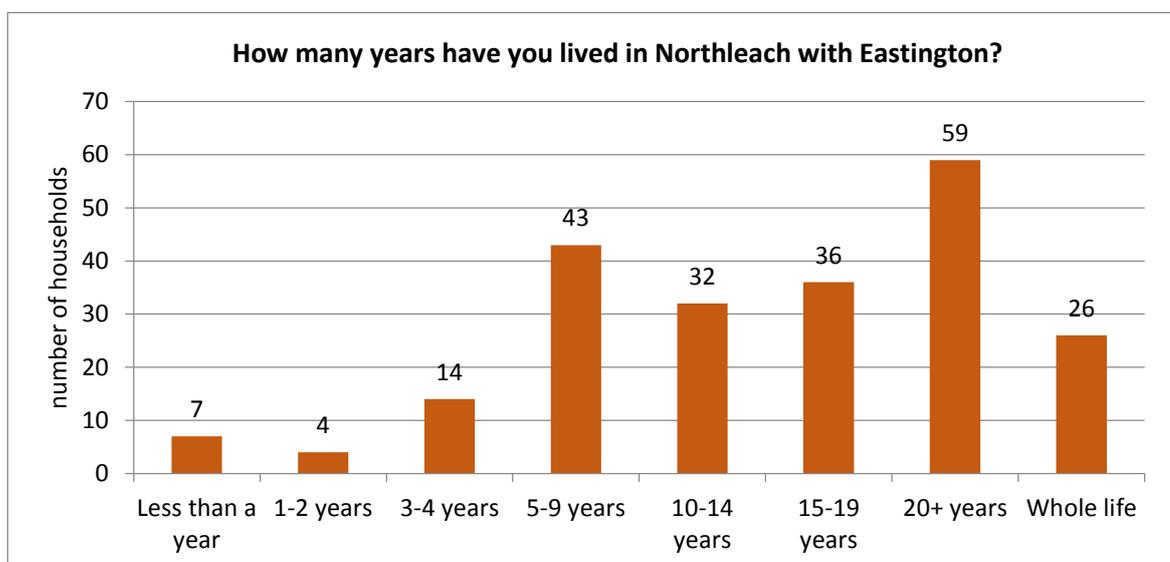
5. KEY FINDINGS

Part A – You and your household

5.1 218 respondents reported that their home in Northleach with Eastington was their main home. Four households reported it was their second home. Six households did not make an entry on the questionnaire.

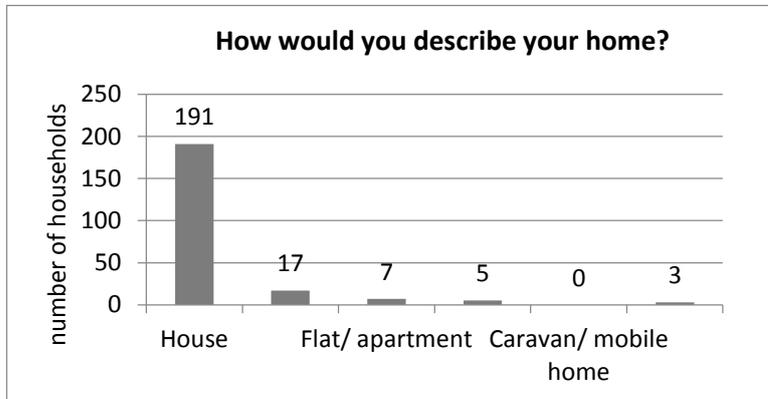
5.2 Table A below indicates the length of time respondents have lived in Northleach with Eastington. It shows that a 38% of respondents have lived in the parish for 20 years or more or their whole life. 11% of residents have lived in Northleach with Eastington for 4 years or less.

Table A – How many years have you lived in Northleach with Eastington Parish?



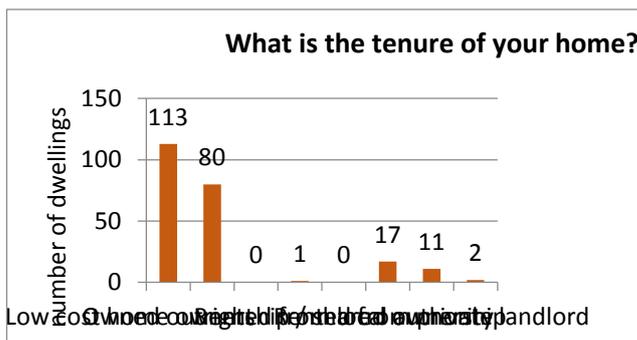
5.3 Question 2 asked people to describe their home in terms of house type. Table B below shows 86% of respondents live in a house, 8% live in a bungalow, 3% live in a flat and 2% live in 'retirement housing'.

Table B – How would you describe your home?



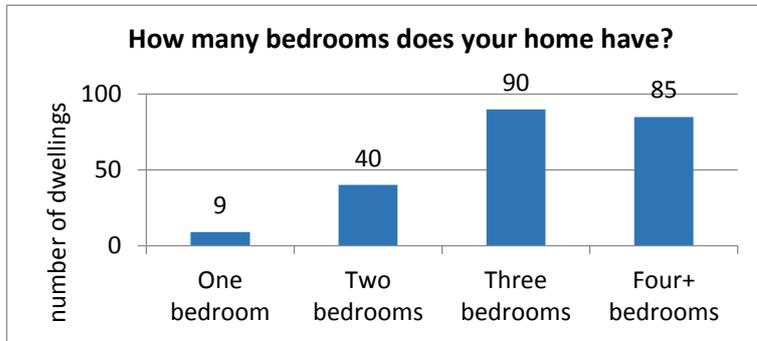
5.4 Question 4 asked the tenure of people's homes. Table C below shows 87% of respondents in Northleach with Eastington are owner-occupiers, of whom nearly two thirds have no mortgage, and the remainder own their home with a mortgage. 4% live in private rented, <1% live in tied accommodation, 7% live in housing association rented housing and < 2% live in 'other'.

Table C – What is the tenure of your home



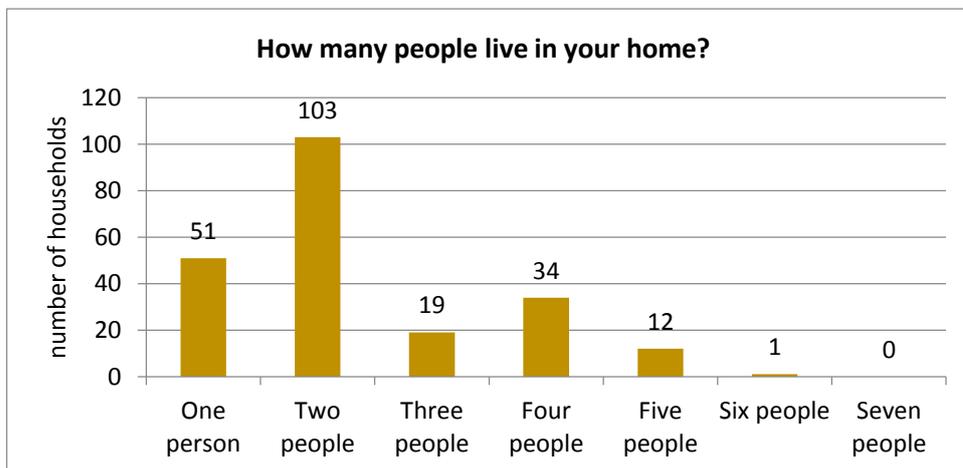
5.4 Table D below shows 79% of homes have three or more bedrooms, 17% of homes have 2 bedrooms, and 4% of homes have one bedroom according to the survey response.

Table D – How many bedrooms do you have?



5.5 Question 4 asked how many people live in your home. Table E below shows 70% are 1 or 2 person households, 23% are 3 or 4 person households, and 6% are 5 person households. There are no households with 6 or more people.

Table E- How many people live in your home



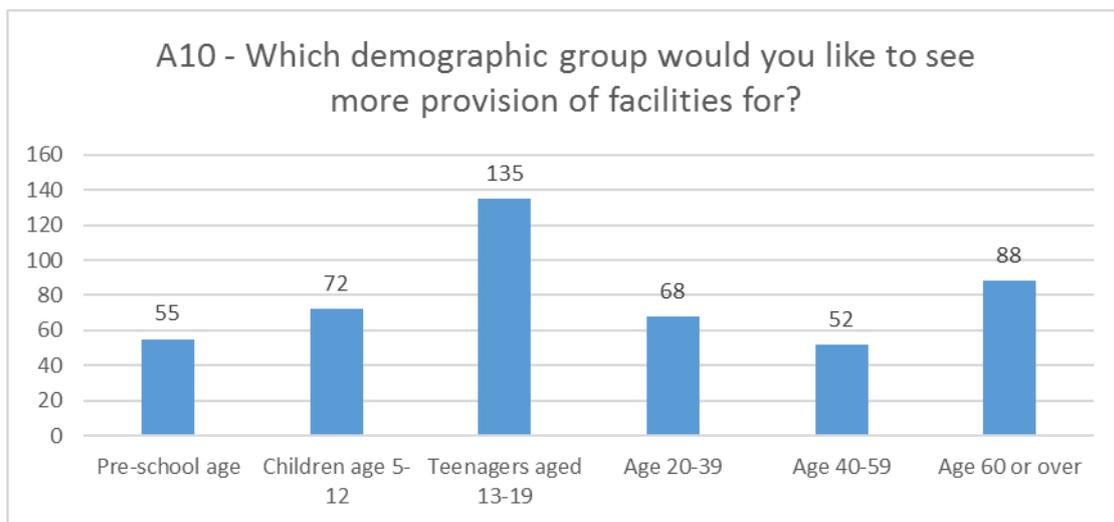
5.6 20 respondents said their home had been adapted to increase physical accessibility.

5.7 15 people said someone from their family had moved away from Northleach with Eastington in the last 5 years due to difficulty finding an affordable home locally.

5.8 Asked ..'Are you in favour of a small development of affordable homes for local people if there was a proven need?', 83% of people indicated they were in favour, 15% were not in favour, and 2% did not make an entry.

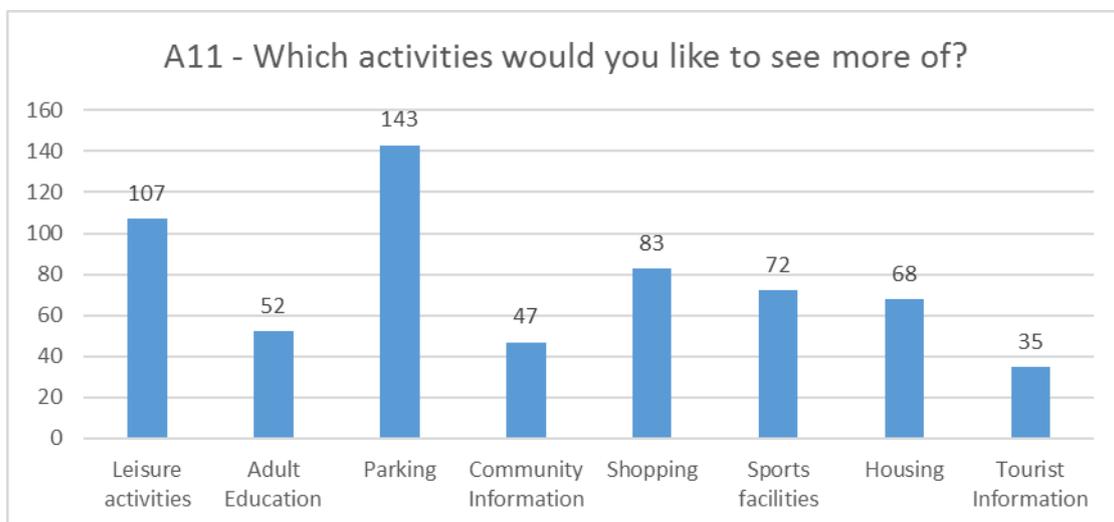
5.9 Asked...'Which demographic group would you like to see more provision of facilities for? People were asked to tick all that apply.

Table F - Which demographic group would you like to see more provision of facilities for?



5.10 Asked...' Which activities would you like to see more of?' People were asked to tick all that apply.

Table G - Which activities would you like to see more of?



5.9 Tables H and I below compare age profiles between those who responded to the survey questionnaire Part 1 and Gloucestershire County Council's Maiden estimate for 2007.

Table H – Age distribution of respondents to survey questionnaire

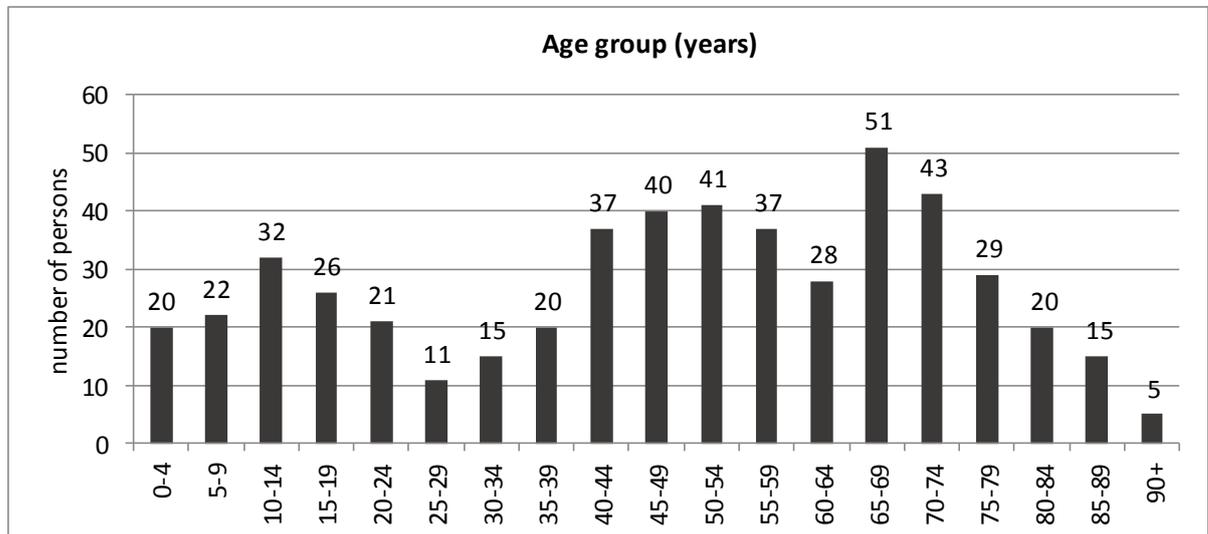
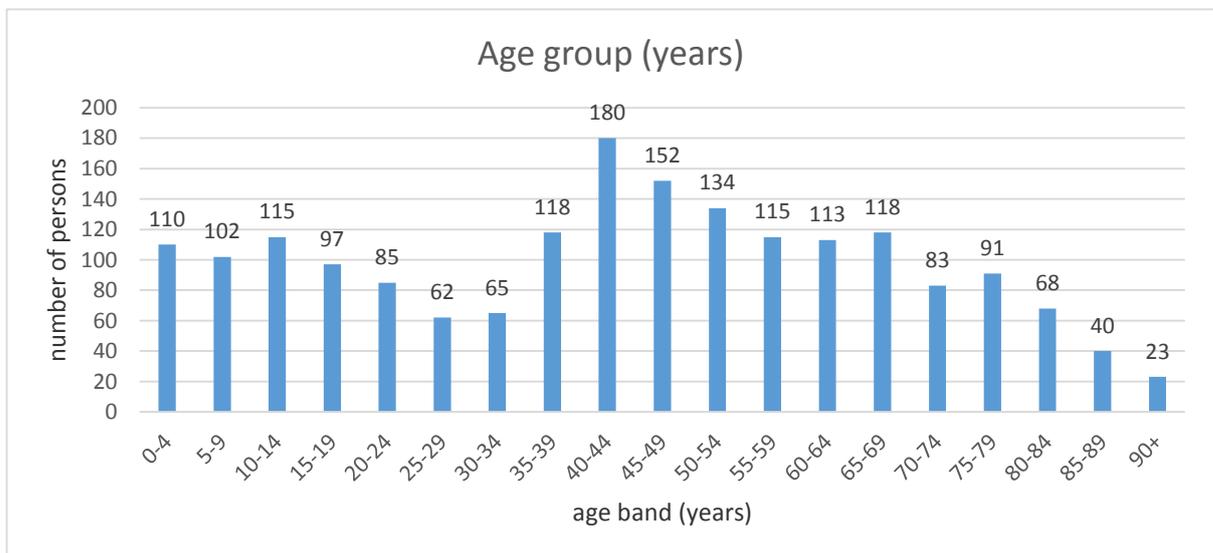


Table I - Age distribution of Northleach with Eastington according to Gloucestershire County Council Maiden estimate for 2009



5.10 The figures shown in Tables H and I demonstrate people in age bands 25-44 years are significantly underrepresented by the housing needs survey. Whereas, age groups 65-74 years overrepresented in the survey compared to Gloucestershire Maiden estimate 2010.

5.11 Below is a schedule of respondents' comments on the issue of affordable housing.

Comments

Ensure any new housing is matched by new parking at the rate of 2 spaces per household.

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Ensure any new housing is matched by new parking at the rate of 2 spaces per household.

For Northleach to continue as a vibrant community it is essential that there is more affordable housing provided.

There needs to be better provision.

I believe there is a need for a) permanent affordable rented housing and b) permanent shared equity housing.

Every development should have a proportion of affordable housing and developer obliged to contribute to cost of gas in the Town.

Please sort out Fortey House

First priority local people or closely related to local people.

High demand plus second homes/rental homes pushed up the cost of housing in the area. Compulsory purchase orders should be used to buy up all second homes and convert them to housing association homes.

Both our children have moved away from Northleach because there was no suitable housing for their needs.

We moved from Tewkesbury 8 years ago because there was too much affordable housing near our house children playing, untidy areas around houses.

Affordable housing should be for those local people who cannot afford to buy houses where brought up. It should also be there for those people who need to work locally. It should not be available to those people who live a great distance away and have no connection to Northleach. PLUS they should be nice places to live so people look after them.

Affordable housing is urgently required in Northleach.

If there were to be any affordable housing built – it would be preferable to infill rather than expand the size of Northleach. We do not need any new housing developments on any of the approaches into the town.

The worry I have is if you bring more houses into Northleach, there will be even more pressure on school places and local facilities yet they're already cracking at the seams.

Definitely needed. **Northleach with Eastington Town Housing Needs Survey Report (October 2013)**

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Gloucestershire Rural Community Council

No, however the location and criteria of the people moving in should be a big issue. I would not be happy if the housing that was provided would be an overflow from

larger towns. If it was for the people of Northleach and Eastington then it would be more beneficial to the local residents.
These homes should be local residents of Northleach who are paying extraordinary high rent privately. And Bromford housing should let that be the case. i.e my sister cannot bid on a 3 bed house in Northleach so someone from Bourton can?? So but can bid on a 3 bid house in Moreton?? Confused!! Yes so are we!
Fortey house should have been closed it should have been adapted for local needs. Poor planning!!!
A small development – I don't believe Northleach can sustain more houses (schools, sewage, roads, parking)
Concern on impact of local services required to service new homes. Would be in favour if this were also developed i.e – school expansion etc.
A/H should cater for mixed age groups (not just younger or older ages)
Affordable houses needed, particularly for the young local people who at present often have to leave the area to afford their first home.
We would not like to see too many as we feel that the area would deteriorate.
The missing SLY have developed their land and buildings etc for Northleach residents on land adjacent to my burgage a commendable development. I hope that the development of Fortey House will be made available for Northleach residents; council houses have been sold into the private sector, regrettable in some ways but brings about "social mix" for want of a better phrase. Northleach offers many services to elderly residents not available in our villages , Post office, chemist etc.
Affordable housing is all well and good as long as the houses are given to people who have lived in Northleach all their lives.
There is a shortage of good quality houses in Northleach which are well spaced and allow good quality of life. There are plenty of poor quality, poorly spaces properties available.
I would prefer to see the problem of second homes addressed to bring the prices of houses in the area down. I agree we may need a small development of "affordable" housing but care needs to be taken to use brownfield sites not greenfield sites.
The terms of getting affordable housing into towns that are small such as Northleach are too often abused by developers. This town does not need 100 + dwellings and using affordable housing is often an excuse to allow developers a foot in the door. Develop carefully before Northleach is turned in a suburban sprawl !!
Ban second homes and holiday homes and make sure Fortey house is done well.
I am not totally convinced that there is a real need for such a large affordable housing development in Northleach. Either now or in the foreseeable future, especially ones that would extend this current town boundaries as I believe is the intention to the east of Bassett Road.

Surely it would be far better to infill within the existing town boundaries and blighting this local valley further with such a large housing estate. If further development is felt necessary, then why not infill Between this A429 and the wood end or this town, which will not infringe on and or this towns outstanding rural views along this river valley from which this town got its name.

The location and accessibility within the community is an essential consideration, as is the need to retain the integrity and open spaces within the present structure of the town. And potential development and change needs the support of the whole community and should not involve the sacrifice of essential community facilities, notably 'green field' open spaces.

Town is large enough. More houses not needed.

Affordable housing should be made available at Fortey House not off Basset road.

Only if carried out sympathetically.

Keep the housing in an area where similar properties already exist. If not, ensure enough of a similar type are adjacent in new building schemes.

I would the council to force H.A to sort Fortey House and single people of all ages living in 2/3/4 bedroom homes to be forced to more or buy or pay market rent.

I am reluctant to see any more houses being built in Northleach.

The issue would not arise if there were a reduction on "Weekenders" who put nothing into the community some people rely too much on the state for keep so affordable housing pandering to the needs of such people?

It should provide for local need rather than district or national targets.

Before affordable housing The Fortey House flats need to be modernised and let to people over 20. There are at least 6 young people in N/L that desperately need this accommodation. It seems to me nothing is ever done.

The trouble the tenants can cause living on Fallas Road we have had over the years a lot of vandalism from people passing through the estate on their way back to their affordable housing.

Ensure that those living in the housing are god community persons who enjoy the facilities which the town offers and don't cause trouble for other locals.

If the properties built are in keeping with the traditional properties of Northleach (i.e) built and designed in the same tradition and then we would agree to a small number being built.

In my opinion the town has already been over – developed and those areas that have been developed are not in keeping with this ancient market town. More housing of this nature would be detrimental.

We need to concentrate on encouraging tourism to support local business as a result bringing more money jobs.

Yes affordable housing for local working people. No more executive homes for commuters, the purpose of which is to make more money for greedy developers and

in no way contributes to life in our town.

Overpopulated for small town.

There is no evidence that shows that Northleach needs any more “affordable housing”. No doubt cheaper housing would be welcomed by many. We need to define what is meant by “affordable housing”. The term affordable will differ from unemployed – low – paid single parent, large family, disabled, the range is too wide to define.

Are there enough jobs in the area to sustain an increased population?

Will there be more school places?

Infrastructure and services need attention and improvement to support more homes.

It is of prime importance that any development complements Northleach and does not in any way distract from the community.

Information needs to be more freely available about living accommodation in the area. I feel that old people should first choice above young people

There isn't any for working families.

Not enough affordable housing to keep youngsters in Northleach. Housing association housing going to people with no Northleach connections having priority over local youngsters/ families. Waste of resources for 5 years – Fortey House.

Would like to buy the housing association house we currently live in but are unable to under the right to acquire scheme due to less than 3000 properties in the area.

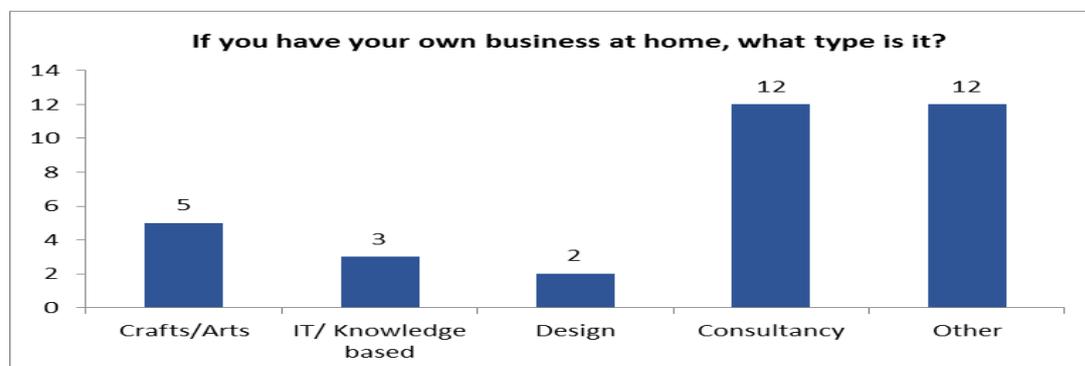
There is a need for affordable homes in Northleach. 'Affordable' means less than £120K for a 2 bedroom unit which in the current market means some form of shared ownership.

Part B - Home working

5.12 Asked ...'Do you or does any member of your household carry out any paid work from home?' 54 answered 'yes' and 165 answered 'no'.

5.13 Asked...'do you work for an employer or for your own business?' 29 answered 'for an employer', and 30 answered 'for my own business'.

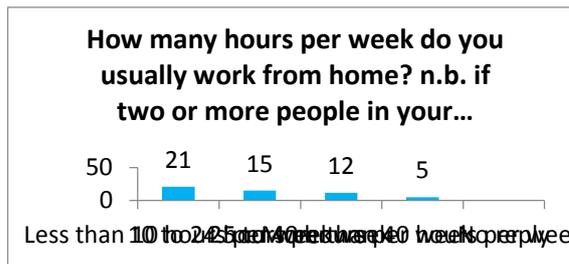
5.14 Asked....'If you have your own business at home, what type is it?



Under 'Other' people included:

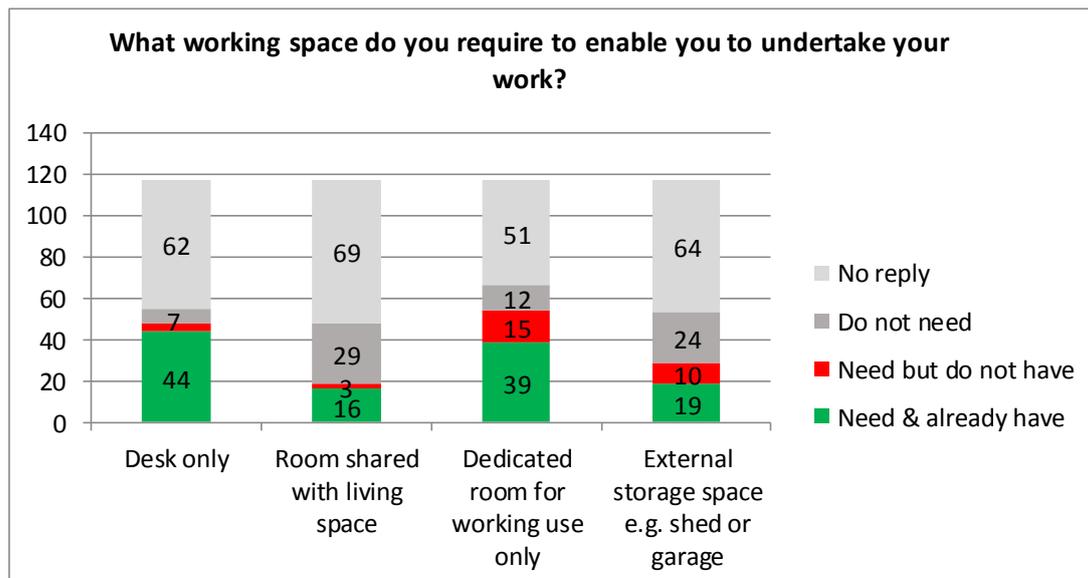
Accounts/wages
 Financial services x 2
 Events, entertainment, DJ
 Catalogue
 Education
 Gardening paperwork
 Gift website
 Holiday lets
 Music teaching

5.15 Asked... 'How many hours per week do you usually work from home?'

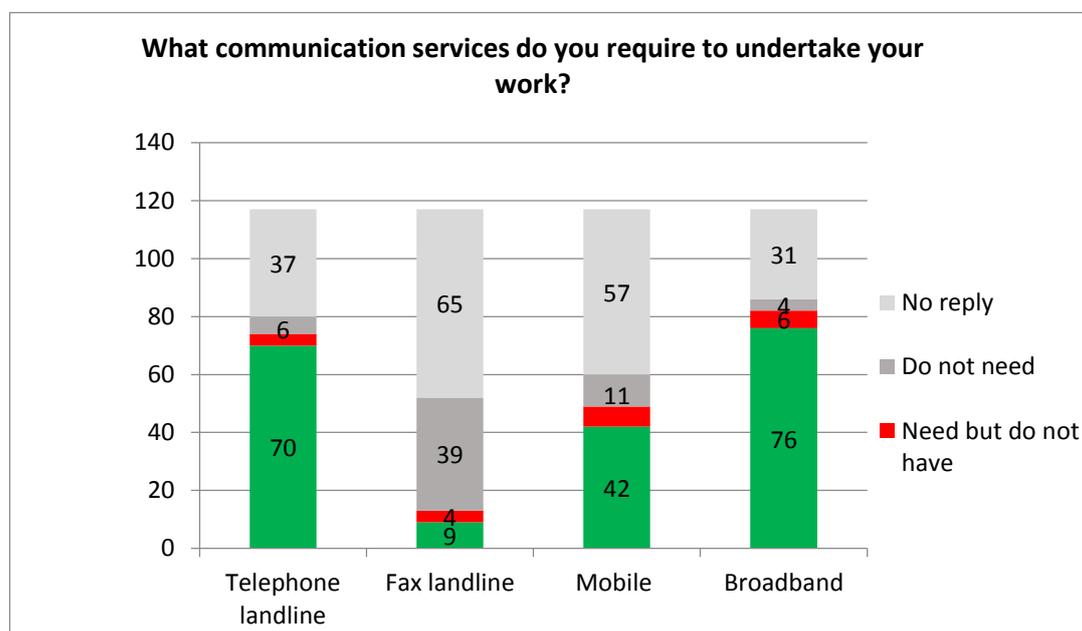


5.16 Asked... 'Would you like to work from home if you had the proper facilities to do so?' 32 answered 'yes', and 105 answered 'no'.

5.17 Asked... 'Whether or not you currently work from home, what working space do you/ would you require to enable you to undertake your work?'



5.18 Asked....'What communication services do you/ would you require to undertake your work?'



Part C - Housing needs

5.19 30 households completed *Part C: Housing Needs* of the survey questionnaire self-identified themselves in need of moving to more suitable housing in Northleach with Eastington.

5.20 16 of the 30 respondents needing to move home are regarded as having financial means to afford suitable housing in the private sector in Northleach with Eastington. Account is taken of household's finances, including deposit, income and maximum house purchase price it could afford. Therefore, the remaining 14 respondents in need of affordable housing are the focus of this report.

5.21 Of the 14 households in need of affordable housing, 9 respondents indicated a need to move within 2 years, 1 respondent between 2 to 5 years, and 4 respondents in more than 5 years.

5.22 Four of the 14 respondents in need of affordable housing indicated they were on the District Council's housing register (Gloucestershire Homeseeker). These are comments made by persons in need of alternative housing, not necessarily affordable, who answered 'no' and who were asked to explain why they were not on the housing register:

- No point
- Live at home with parents
- Do not need accommodation at the present

- Not looking just yet
- Will rent privately and can live parents whilst saving up the deposit
- Waiting for one of the Farmington Trust properties to become available
- Still living in parental home

5.23 Here are reasons given for need to move home (some people gave more than one reason for needing to move):

- 1 household indicated a need for a change of tenure
- 6 households indicated a need to set up independent home
- 3 households indicated a need to move to larger accommodation
- 1 household indicated a need to move closer to employment
- 1 household indicated a need to move to cheaper accommodation
- 1 household indicated a need to move to carer/ dependent

5.24 Analysing the results of those in need of rented accommodation shows:

- **single person x 4**
- **couple x 6**
- **2 parent family x 3 (all 2 bed need)**

5.25 Financial information provided on the respondents' questionnaires indicates that the following 1 household might be able to afford intermediate housing i.e. low cost home ownership or *affordable rent* i.e. up to 80% market rent:

- **loan parent with daughter x 1 (2 bed need)**

6. AFFORDABILITY

6.1 A household's income, savings and the state of the housing market are key factors for assessing a person's need for affordable housing.

6.2 In simplistic terms the assessment of affordability requires household incomes and savings to be measured against prices of property of a suitable size, type and location, whether rented or home ownership. However, depending upon tenure there will be additional factors that will impact upon costs of acquiring the right to occupy the property.

6.3 For home ownership, these costs include: mortgage interest rates, mortgage indemnity premium, mortgage application fee, legal fees, stamp duty tax, legal fees and search fees etc.

6.4 For rented, these costs may include: rent deposit and rent paid in advance.

Home ownership

6.5 In order to investigate affordability, further research has been carried out on house prices in the area.

6.6 Using information gained from HM Land Registry it is possible to obtain the average property prices in Northleach with Eastington .

6.7 The average price of properties sold in Northleach with Eastington in the 24 months to March 2012 are shown in Table H below.

Table H: Average Prices of residential properties in Northleach with Eastington sold in the period 24 months to August 2013 (according to HM Land Registry)

Average House Prices in Northleach with Eastington		
Parish (£)		
House Type	Price	Number of Sales
Detached	£316,000	13
Semi-detached	£239,000	4
Terraced	£249,000	10
Flats	£147,000	2
All	£270,000	29

6.8 The number of house sales are for new and existing properties where the sale details registered with the Land Registry are inside Northleach with Eastington Town.

- Figures were obtained from “www.rightmove.co.uk” with data supplied by HM Land Registry.
- There are sometimes delays in registrations of sales and this may result in under counting of property sales.

6.9 Unfortunately, the number of bedrooms in each property is not specified.

6.10 The average price of properties sold does not necessarily reflect the average value of all properties in the parish.

6.11 HM Land Registry tells us that the average price of residential properties sold in Gloucestershire is £174,061 in June 2013.

6.12 The latest figures show that for Gloucestershire there has been a small fluctuation in average house prices during 2011 and to June 2013, remaining stable at zero percent increase over the 12 months to August 2013.

6.13 House sales volumes in Gloucestershire fell significantly from a peak of 1,475 in June 2007 to a low of 436 in January 2009. Sales numbers have recovered somewhat with 791 in June 2013. Winter is traditionally a time of a lower number of house sales.

EXAMPLE CALCULATION FOR A MORTGAGE

6.14 Typically, a household can obtain a mortgage of 3.5 times their gross annual income, and in today's financial market would expect to pay a deposit of at least 15% towards the total purchase price.

6.15 To afford the price of the cheapest house (£170,000) sold during the past 2 years in Northleach with Eastington a household would require at least £25,500 as a deposit, and their annual gross income for mortgage purposes would have to be at least £41,300.

6.16 At the time this report is published mortgage lenders currently offer first time buyers standard variable annual rate interest rates from a low as 4.5% APR upwards. Applying a 4.5% interest rate to a mortgage of £144,500 equates to £812.07 per month for a repayment mortgage (repayment of capital and interest) over a 25 year period.

Gross annual earnings for residents and employees in local authority areas

Area	Median gross annual earnings for residents (£)	Median gross annual earnings for employees (£)
Cotswold	17,948	16,651
Forest of Dean	20,833	19,364
Gloucester	19,630	20,615
Stroud	22,403	19,753
Cheltenham	22,039	19,740
Tewkesbury	19,937	23,321
Gloucestershire	20,651	20,018
South West	20,000	19,831
Great Britain	21,342	21,324

Source: Annual Survey of Hours and Earnings 2010, Office of National Statistics

- The median (50th percentile) in the table above shows gross annual earnings of residents in Cotswold District (£17,948) is lower than the corresponding regional (£20,000) and national figures (£21,342). However, the median for earnings of employees in Cotswold District (£16,651) is significantly lower than, the regional (£19,831), and the national figures (£21,324).
- Considering the average prices of homes sold in Northleach with Eastington Town during the 24 months up to March 2012 a household on a median income in Cotswold District (£17,948) would be unable to purchase a property without a substantial deposit.

- Many potential first time buyers struggle to meet the costs of buying their own home.

Private rented

6.17 Information gained from 'Rightmove.com' tells us these are the starting prices for rents for the following property types in May 2012:

Studio flat (Bourton-on-the-Water).....£295 per calendar month

Two bedroom house (Northleach).....£595 pcm

Three bedroom house (Northleach).....£850 pcm

6.18 It is generally recognised that a household's housing costs should not exceed 25% of a household's gross income. Based upon this assumption a minimum gross annual income required to afford the rent on the above properties would be £14,160 for a studio flat, £28,560 for a two bedroom house, and £40,800 for a three bedroom house. Of course, the rent does not include running costs e.g. council tax, fuel bills etc.

6.19 By comparing the monthly costs of private rented property with home ownership, it is substantially less expensive to rent than to buy a similar starter-type home.

What is affordable rented housing?

6.20 Traditionally the levels of rent that housing associations have been able to charge have been controlled by *Homes and Communities Agency*. These rents are known as *target rents* and are subject to the national Housing Benefit scheme.

6.21 The *target* rents of properties let by Housing Associations are controlled by the Tenants Services Authority, the regulatory agency of registered providers of social housing in England. Rents are calculated according to a formula based on relative property values and relative local earnings.

6.22 A household's entitlement to housing benefit takes into account a household's size, income, savings and other circumstances, may entitle a household to a financial contribution of a sum up to the entire rental charge.

6.23 More recently the Coalition Government has introduced *affordable* rents for council and housing association rented properties. The *affordable* rents are up to 80 per cent of market rents. For some areas of Gloucestershire that means *affordable* rents will be significantly higher than traditional *target* rent levels.

7. EXISTING AFFORDABLE HOUSING STOCK

7.1 Northleach with Eastington parish currently has a total of 112 affordable dwellings for rent, and 1 shared ownership property.

Affordable housing stock in Northleach with Eastington

Landlord	Tenure	1 bed flats	1 bed bung'	1 bed house	2 bed flats	2 bed bung'	2 bed house	3 bed bung'	3 bed house	4 bed house	Total
Fosseway Living	rented	15	15	1	2	7	17	1	51	3	112
Fosseway Living	Shared ownership	1	0	0	0	0	0	0	0	0	1
Cotswold District Council	Re-sale covenant (equity share)	0	0	0	0	0	4	0	7	0	11
	Total	16	15	1	2	7	21	1	58	3	124

8. SUMMARY

8.1 *Part C* of this survey is aimed at persons who are seeking alternative housing, in particular those who cannot open market prices and therefore require affordable housing (rented or shared ownership).

8.2 The information gained from this survey is a key element of assessing local needs. Other useful sources of information include Cotswold District Council's Housing Register (known as Gloucestershire Homeseeker). Some key issues arising from the survey are:

- It is notoriously difficult to get accurate data on the housing need of young people, and surveys of this type tend to underestimate the figures.
- Those who have expressed a genuine need have been considered in the recommendations, rather than those with a wish to move but are considered to be able to afford appropriate market housing.
- Housing development in Northleach with Eastington Town should take account of future anticipated housing need as well as the number of households in immediate need.
- There is a shortage of affordable properties in Northleach with Eastington for rent and none available for shared ownership ownership.

This survey has shown 79% of properties in the parish have 3 or more bedrooms.

Of those 30 respondents to the questionnaire who are in need to move to suitable accommodation, 14 households require affordable housing. None have indicated they could afford market prices. In the current financial market some potential purchasers, particularly first time buyers, are experiencing difficulties obtaining a mortgage. The Bank of England Base Rate has remained at an all time low of 0.5% since March 2009 (last reviewed October 2013). However, mortgage lenders often charge high rates of interest to first time buyers and require substantial deposits, sometimes 15% or more of the purchase price as well as charging arrangement/administrative fees.

Households in need of rented

	Single persons	couples	2 parent families
1 bedroom general purpose i.e. flat/house	4	4	
1 bedroom ground floor accommodation (flat or bungalow)	0	2	
2 bedroom house			3

Households in need of shared ownership/intermediate

	Single persons	couples	One parent families
1 bedroom general purpose i.e. flat/house	0	0	
2 bedroom house			1

10. CONCLUSION

10.1 This survey has determined that there are **14 households with a local connection who have self identified themselves in need of affordable housing in the parish.**

10.2 In addition to local households in need, consideration should be given to turnover of the existing social housing stock in the parish when determining the number, type and tenure of additional affordable dwellings required to meet the parish's need. Also, consideration may be given to forecasted changes in the demographics and the impact of Government policies e.g.

housing benefit regulations. It should be noted that some existing affordable housing may be allocated to persons in greatest housing need throughout Cotswold District.

10.3 The survey does not attempt to identify Northleach with Eastington residents seeking to move to affordable housing outside of the parish.

11. RECOMMENDATIONS

It is recommended that:

- a) The Rural Housing Enabler produces an executive summary of the survey report for publication in the local newsletter;**
- b) The full report is published on the Town Council's website;**
- c) Anyone who is in need of affordable housing is encouraged to apply on the District Council's Housing Register (Gloucestershire Homeseeker www.gloshomeseeker.co.uk tel 01285 623300).**
- d) The District Council is provided with the Housing Needs Survey Report.**