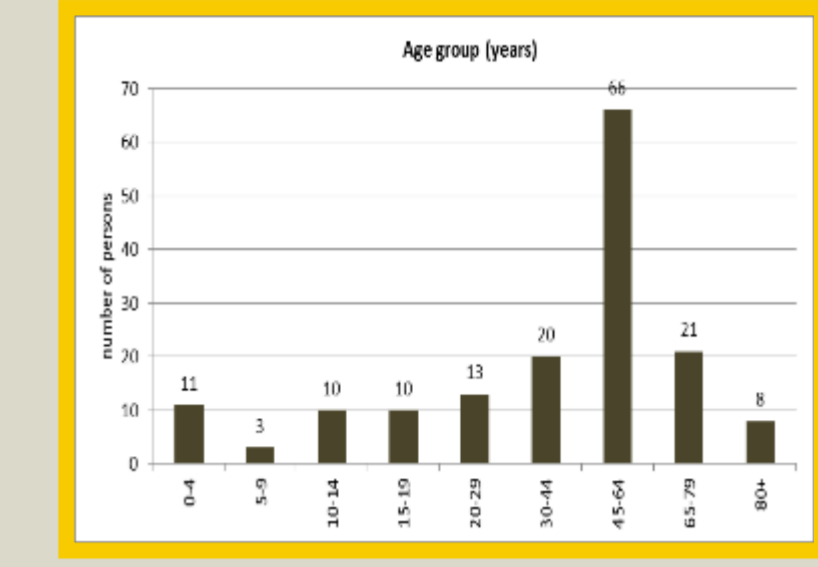
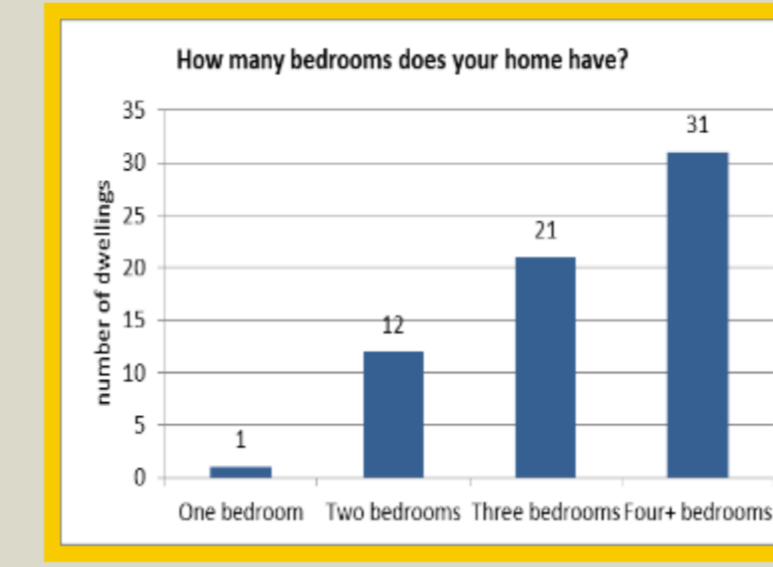
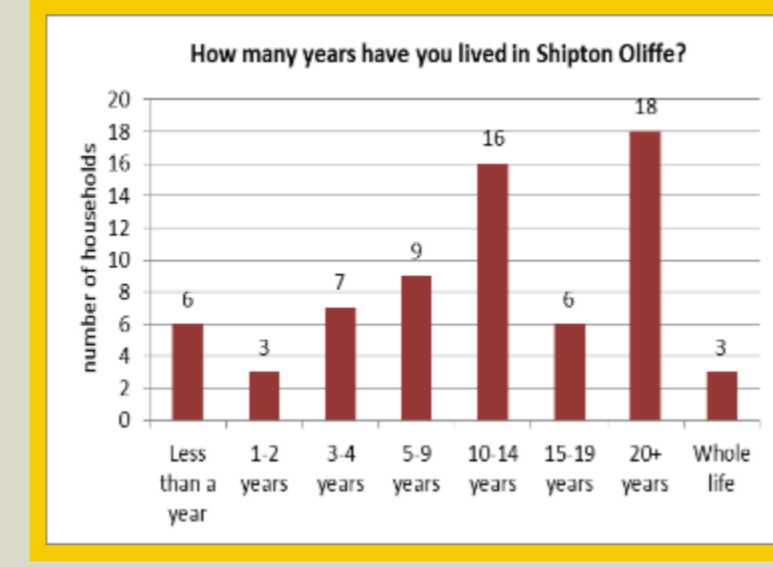
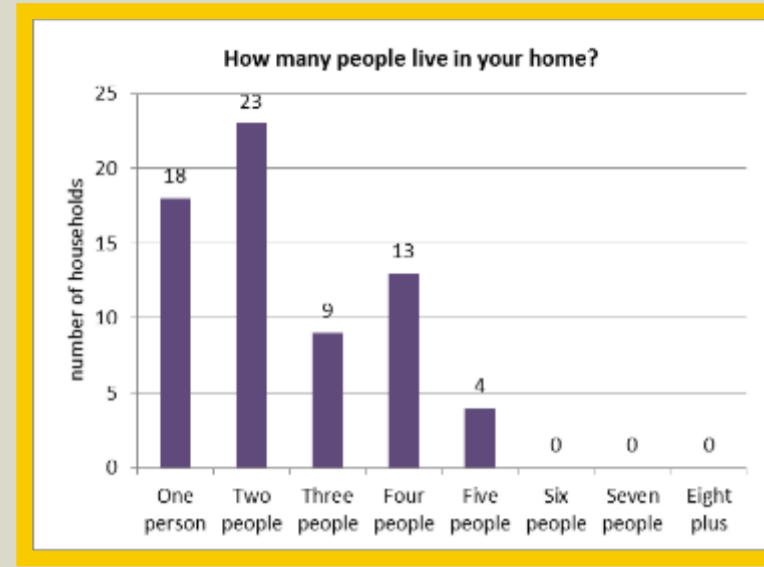


Housing

In May 2015 Shipton Oliffe Parish Council asked the Rural Housing Enabler to carry out a local Housing Needs Survey. The Rural Housing Enabler (RHE) is employed by Gloucestershire Rural Community Council, and is an independent advisor. The aim was to provide Shipton Oliffe Parish Council with an independent report of a robust nature based on evidence from reliable sources to assist the Parish Council to respond to any planning proposal that may come forward. **Housing needs** can be defined as the need for a household to obtain housing which is suitable to meet their requirements. According to Census 2011 Shipton Oliffe Parish has a population of 365, and 155 households. The parish council arranged the delivery of questionnaires to 167 dwellings in the parish in July 2015. There was a response rate of 44.5% with 69 completed replies. The rate of response is favourable compared to Bourton-on-the-Water 27%, Oddington 31%, Ebrington 40%; Stow-on-the-Wold 17%.



Is this your main or second home? 66 respondents reported that their home in Shipton Oliffe was their main home.

Describe your home in terms of house type. 90% of respondents live in a house, 7% live in a bungalow, 1% live in a flat.

What is the tenure of your home? 88% of respondents own their home, more than half of whom own their home outright. The remaining homeowners have a mortgage. 12% rent from a private landlord.

Has your home been adapted to improve physical accessibility? 2 respondents said 'yes'.

Has anyone from your family moved away from Shipton Oliffe in the last 5 years due to difficulty finding an affordable home locally? 2 respondents said 'yes'.

If a need is identified, would you support a small development of affordable housing for local people in the parish? 39% of people indicated 'yes', 25% said 'no', and 31% said 'maybe'.

Some Comments on the Issue of Affordable Housing

"It is important to look after our parishioners" "As the Government intends to sell affordable housing to the tenants at a discount it is pointless destroying this village for this. There is no infill land left"

"Build in keeping with old style village cottages" "The village is not suitable for further development as there is no mains drainage, gas and the road access is busy enough without additional housing"

"15 is too many. It should be not be more than 6" "It is shameful that Shipton does not consider the needs of its young adults or poorer elderly as important"

"Shipton is totally unsuitable for affordable homes due to lack of services" "We would not support any development above 5 properties" "More needed for first-time buyers (as well as elderly) to keep rural communities alive/thriving."

"The only issue we have is that it's a non-issue because it doesn't exist. There are more £½ million houses than under in this village. But we like it that way. Keep the workers in the towns – don't want any of them near us"

"Not really suitable for Shipton. No mains drainage or gas. No decent bus service. No shop, P.O., pub, school, doctor etc. affordable housing is for those on limited income i.e. not reliant on car travel"

Housing Needs

15 households completed *Part C: Housing Needs* of the survey. 14 households identified themselves in need to move to more suitable accommodation in Shipton Oliffe. Six of these have the means to afford suitable housing in the private sector in Shipton Oliffe. Thus, 8 respondents in need of affordable housing are the focus of this report. Of the 8 households in need of affordable housing, 3 respondents indicated a need to move within 2 years, 4 respondents indicated a need to move between 2 and 5 years. One of the 8 respondents in need of affordable housing indicated they were on the District Council's housing register (Gloucestershire Homeseeker).

Some reasons given for need to move home:

Landlord wishes to sell the property

Need to move closer to dependent / carer

Need to move out of tied accommodation when they retire

Need to set up an independent home

Need larger accommodation

Those in need of rented accommodation include **single people aged between 18 and 88 years and couples between 21 and 67**. Those households seeking to buy on the open market include families and single people with and without children.

Affordability

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. In the 2 years to April 2015., 5 detached properties sold in Shipton Oliffe at an average price of £460,000, 1 semi-detached at £245,000 and 2 terraced properties at £207,500. The average residential property price in Gloucestershire was £188,000. The starting price for rental in July 2015 was £515 per month for one bedroom flat, £695 for two bedroom cottage and 3860 for three bedroom house.

There is therefore no affordable housing in Shipton Oliffe parish

Conclusion

This survey has determined that there are **8 households with a local connection who have identified themselves in need of affordable housing in the parish, but there is no affordable housing.**

How Does The Parish Council Respond to This Survey?

The parish council will consider identifying suitable land within the parish, and suitable developers, in order to provide a small number of affordable properties, in keeping with the need established and majority view expressed in the survey.

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