

# North Nibley

## Parish Housing Needs Survey Report

December 2014



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## 1. INTRODUCTION

1.1 In July 2014 North Nibley Parish Council agreed to engage the services of the Stroud Rural Housing Enabler to carry out a local Housing Needs Survey. The Parish Council agreed to distribute the questionnaires to all residential properties in North Nibley Parish in September 2014.

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 by Stroud District Council.

## 2. PARISH SUMMARY

- According to the 2011 Census, the current population of North Nibley is 885, comprising 335 households which equates to an average of 2.64 persons per household – slightly higher than the average of 2.35 for Gloucestershire county as a whole (source: 2011 Census).
- By road North Nibley is 13 miles from Stroud, and 4 miles from Dursley.
- The nearest railway station on the national railway network is in Cam, 4 miles away.
- North Nibley has the following facilities: a *Village hall, a church, a primary school, a Community shop, two pubs and a recreation field with a sports pavilion. There are daily bus services to Bristol, Thornbury, Gloucester, Wotton and Dursley.*
- The draft Local Plan for Stroud District categorises North Nibley as a 3<sup>rd</sup> tier settlement ie an accessible settlement with limited facilities. The villages in this category ‘will provide for lesser levels of development in order to safeguard their role and to provide through any Neighbourhood Plans some opportunities for growth and **to deliver affordable housing.**’ (p31)

## 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 North Nibley. 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 Parish'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 an independent report of a robust nature based upon evidence from reliable sources. The report is designed to be used as evidence that may be used in support of a planning application for affordable housing.

#### 4. SURVEY DISTRIBUTION AND RESPONSE

4.1 North Nibley Parish Council distributed questionnaires to 350 homes in the Parish in September 2014. Two additional surveys were also requested for people who had moved out of the Parish.

4.2 Householders were requested to return completed questionnaires in an enclosed freepost envelope. Part 1: You and your household provides anonymity with no reference to a household's name or address. Part 2: Housing needs is for people wishing to move to alternative housing who are requested to supply their name and contact details. Respondents' names or means of contact are not stated in this report, and nor will their contact details be passed to a third party. However, information may be sent to them if, for example, a new affordable housing scheme is proposed in North Nibley Parish or one of the surrounding villages. A third section of the survey questionnaire was entitled *home working*.

- A total of 352 questionnaires were distributed including 2 for households of former residents who were currently living outside the Parish.
- Everyone was asked to complete Part 1 of the form and *Home working*.
- 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 2 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 North Nibley.

4.3 There was a response rate of 38% with 135 completed replies received by return freepost. The rate of response is good compared to Stow-on-the-Wold 17%; Coaley 24%; Bourton-on-the-Water 27%; Uley 30% and

Painswick 32%). 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.

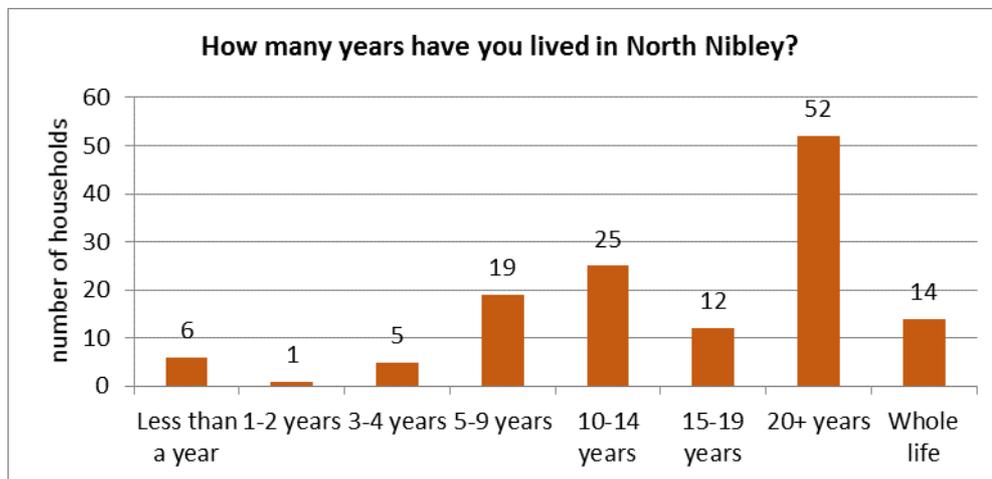
## 5. KEY FINDINGS

### Part One – You and your household

5.1 128 people reported that their home in North Nibley was their main home. 1 household reported it was their second home and 6 did not reply.

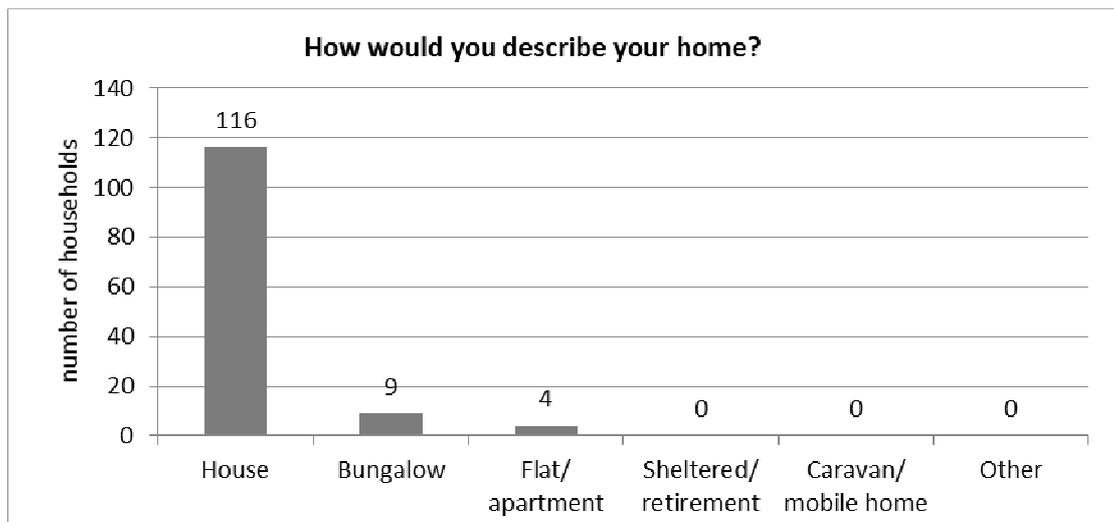
5.2 Table A below indicates the length of time respondents have lived in North Nibley. 49% of respondents have lived in the parish for 20 years or more or their whole life whilst 9% of residents have lived in North Nibley for 4 years or less.

Table A – How many years have you lived in North Nibley Parish?



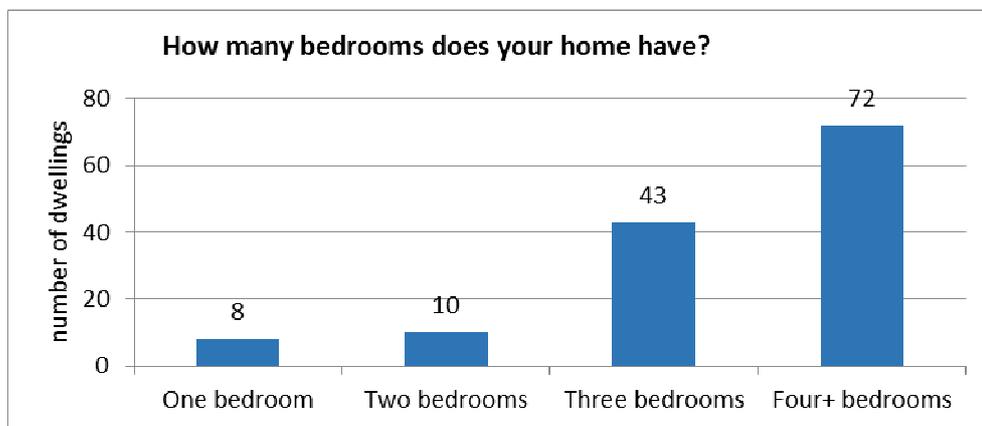
5.3 Question 3 asked people to describe their home in terms of house type. Table B below shows 87% of respondents live in a house, 7% live in a bungalow and 3% live in a flat.

**Table B – House type**



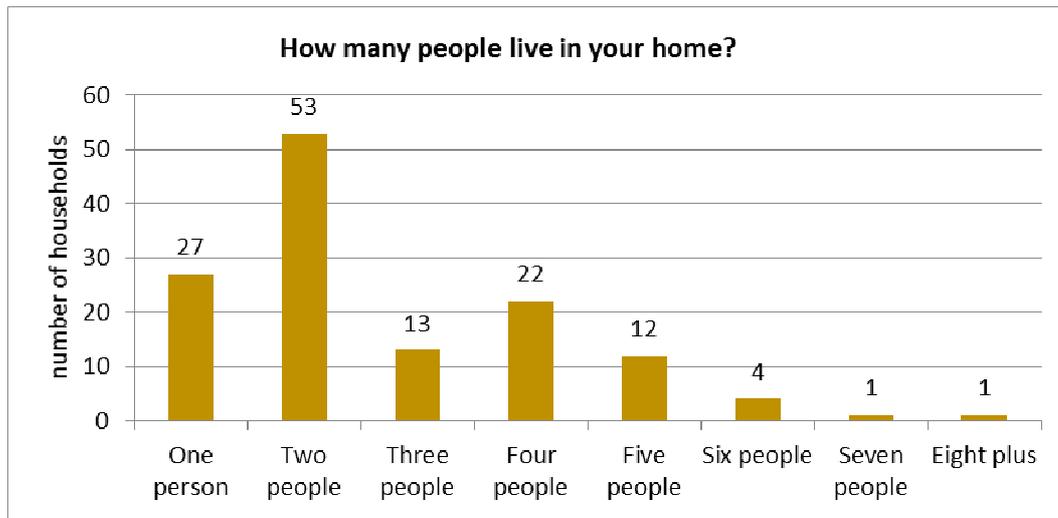
5.4 Table C below shows 86% of homes have three or more bedrooms, 7% of homes have 2 bedrooms, and 6% of homes have one bedroom according to the survey response.

**Table C – Number of bedrooms**



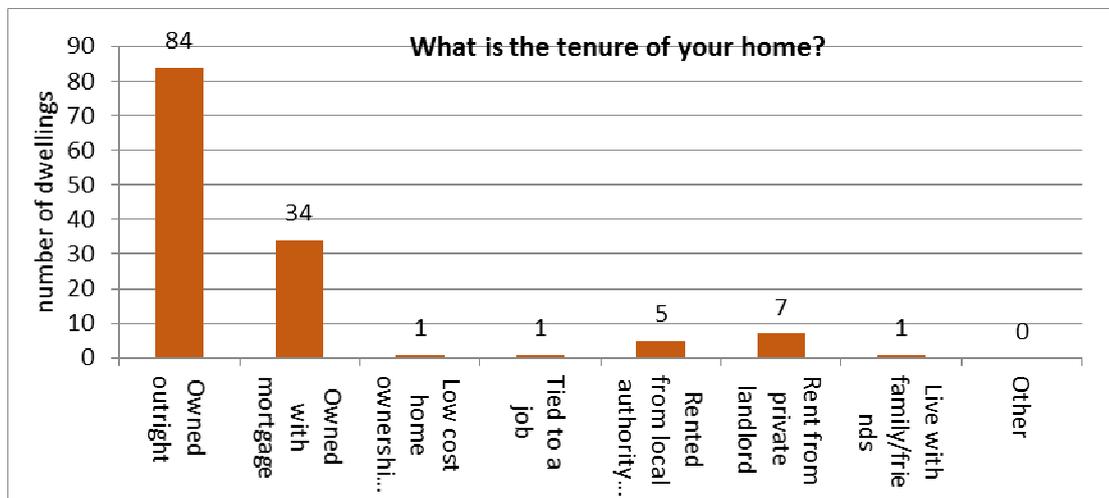
5.5 Question 5 asked how many people live in your home. Table D below shows 60% are one or two person households, 26% are 3 or 4 person households, and 14% are 5 person or more households.

**Table D – Number of people in household**



5.6 Table E below shows 88% of respondents in North Nibley are owner occupiers, 60% of whom have no mortgage, whilst the remainder own their home with a mortgage. 4% of respondents live in local authority rented home, 5% live in privately rented properties whilst 1% live in properties tied to their job.

**Table E – Tenure**



5.7 15 respondents said their home had been adapted to increase physical accessibility.

5.8 11 respondents said a member of their family had moved away from home due to difficulty finding an affordable home within the last 5 years.

5.9 71 or 53% of respondents said they are in favour of a small development of affordable homes. 14% indicated they were not in favour. And 28% were unsure (5% no reply).

5.10 Tables F and G below compare age profiles between those who responded to the survey questionnaire Part 1 and Gloucestershire County Council’s Maiden estimate for 2009.

Table F – Age distribution of North Nibley according to survey

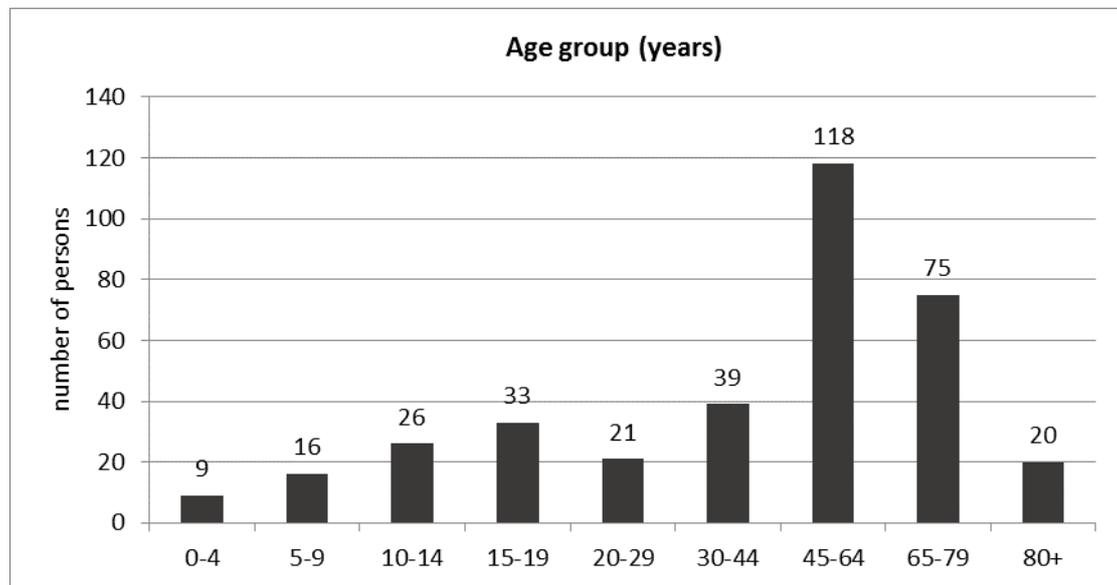
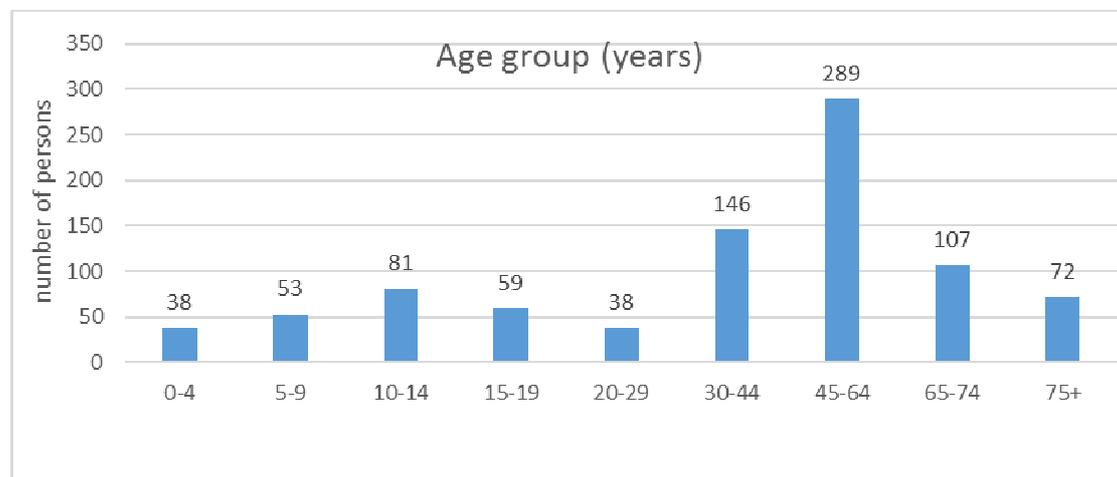


Table G - Age distribution of North Nibley according to 2011 Census



5.11 The figures shown in Tables F and G demonstrate that while the 75+ age group is significantly overrepresented within this survey, the 30-44 year group is relatively under represented. This correlates to some extent with other parish housing needs surveys undertaken by GRCC.

5.12 5.12 A number of respondents made suggestions for potential exception sites within North Nibley parish on which some affordable homes could be provided. These suggestions have been collated. The GRCC Rural Housing Enabler will assist the Parish Council to identify these suggestions on a map and to consider the suitability of each one as part of a site identification exercise.

### 5.13 Respondents' comments

<b>A13 – Comments on affordable housing</b>
<b>Positive – 16 comments</b>
Not enough affordable housing. This is a deliberate Tory policy to keep rents high in the private sector
I would think low cost housing is a priority
These houses would help the shop, school and pub
Definitely a need, my family have lived and worked in the village for many generations – my children cannot afford to live here
There is not enough of it! Also a need for smaller housing for people whose children have left home (downsizers) and who want to stay in the area. Finding a smaller home would free up their larger homes for families
It is important that young people, especially those born locally, can live in the local community. It is not good for community cohesion if young local people have to leave
We completed a Housing Needs Survey when our children were at university, saying both would need homes here. This was probably 10-15 years ago. Both now married, teachers, cannot afford N Nibley despite having lived here since babies. Now living in Wotton and Dursley. Sad they cannot live here.
Not only is there a need for younger people. Older people would like to be able to move more suitable housing which would release family homes in the village.
Every village & town needs affordable housing – young people are forced to move elsewhere if it is not available and the community then becomes unbalanced – too many older folks
We all must lose the 'not in my back yard' mentality
Do not mind where, everywhere should be considered
2 or 3 bedroom houses needed
Since the planners are allowing affordable housing together with regular housing, I think it likely that there will be sites available for affordable housing. I think it is important that people be allowed to adapt their property where appropriate for use of family members
I lived in North Nibley my whole life, my mum was brought up here and her parents owned the village shop. We therefore have a very strong connection to the village and I'd love to raise my children there. Unfortunately we cannot afford it despite waiting for an affordable house for several years and having a large deposit.
Why did you allow very expensive new houses to be built in exchange for a playing field? Why could that development not have been low cost housing – a missed opportunity & also barn conversion into expensive, large houses
Self build lots please

**Conditional – 13 comments**

It must be in keeping with countryside and as attractive as possible

Somewhere attached to existing housing

It should be on brownfield sites, plenty in the county

New housing must be in keeping with existing housing

Within the village so the development is part of the village

Needs to be in keeping with the village ie not a block of flats

Needs to be landscaped to make minimal environmental impact

You need a car

I would like to have it scattered & not a housing estate. Then rural people would be able to live rurally. Also need to allow farmers/smallholders to live ON THEIR OWN LAND

Within walking distance of centre of village ie shop/school/church/hall/bus stop etc

There is no available land. Council should allow infill

Undecided and for me it depends on how many you would like to build. 15 houses is too many. I believe up to 6 is enough. Our school is splitting at the seams now.

If North Nibley provides more homes we need a half-decent playground! Some kind of rent-deposit scheme is needed for first-time buyers. Healthy Homes Loans should be available for those who have owned properties for less than 5 years to bring it in line with other local authorities.

**Ambiguous – 8 comments**

What would define affordable housing and affordable to whom? Someone on £10k pa or £50k pa or £100k pa? How would the cost of affordable housing be set and by whom?

Look what has happened to Warren Croft – affordable housing built in the 1980s

It is a flawed concept which does not address the underlying realities of changing social structures. At best it enables individuals & families to take on financial credit commitments that stretch their capacity to repay. Home ownership should not be confused with ‘having a roof over your head’ Most EU residents RENT their living space

I have doubts that a development of more than 3-6 dwellings is sustainable for a village of our size

Clarify affordable. All possible sites are privately owned so not sensible to suggest one of those

Too difficult (to suggest a site) as do not know enough details of land availability and accessibility

Possibly look at conversion of farm buildings. Difficult (to find a site) as terrain not flat

Affordable housing sounds fine in principle, but great thought must be given to who qualifies for it. I'd rather see bright, dynamic ‘outsiders’ coming in than needy locals who can't get decent jobs.

**Negative – 9 comments**

There are a number of affordable homes in Kingswood, Wotton, Cam, Dursley and Berkeley. There are very few amenities in North Nibley and few buses available therefore rendering affordable housing a waste of time

New homes need to be built close to employment opportunities. There are

very few opportunities in this village. Travel to employment offsets the benefit of affordable accommodation.

The best site for affordable housing would be an area that has amenities available without the use of private transport (ie walking distance or bus route) rather than a village

Not in North Nibley. A big attraction of North Nibley is that it is an area where people can aspire to live through hard work and achievement. We do not want cheap/affordable housing in the village

It is not a 'right' for children to live in the same small village as their parents. We are not an isolated fishing community in Cornwall where people are being pushed out by 2<sup>nd</sup> homers. There is plenty of affordable housing within a short distance of the village & N Nibley is in an AONB.

No obvious site within village

Innock Estate has affordable housing. Is more needed?

Keep the village as it is, plenty of affordable homes only 3 miles away

It seems unfair to provide affordable housing next to people/houses who have had to pay market prices for their homes and possibly stretched their budget to do so.

## Part Two – Housing needs

5.14 31 households completed *Part 2: Housing Needs* of the survey questionnaire indicating they wished to move to a home in North Nibley, 27 of whom already live in North Nibley, whilst 5 used to live there and/or have a close relative living in North Nibley.

5.15 Every household's income and savings have been assessed to establish if they can afford home ownership or private rented housing:

**Home ownership** - purchase price based on multiplier of 3.5 times gross annual income plus available deposit (minimum of 15% of purchase price).

**Private rented** - maximum rent afforded is based upon 25% of gross income. Level of private rents applied see paragraph 6.17 below.

The 31 respondents were divided into 2 groups:

Group 1 includes those who are regarded as having financial means to afford suitable housing in the private sector in North Nibley. Some of those included in this group had not given sufficient information on their finances to make a judgement but as they had indicated a preference to buy, it was assumed they were in a position to do so. Group 2 includes those who either indicated a wish for affordable rented or shared ownership housing and/or who seemed eligible for affordable housing from the financial information provided. Group 2 included 12 households and they are the focus of this report.

5.16 Of the 12 households in need of affordable housing 4 respondents indicated a need to move within 2 years, 7 respondents indicated a need to move between 2 to 5 years and 1 indicated they would not need to move for 5 years.

5.17 3 out of the 12 respondents in need of affordable housing indicated they were on the District Council's housing register (Gloucestershire Homeseeker). The following comments were given by those persons who answered 'no' and who were asked to explain why they were not on the housing register:

- 'No pc.'
- 'Unaware what it is.'
- 'Don't want to live on an estate.'
- 'May move away.'

5.18 Reasons given for the need to move home:

Reason	Number
Cheaper home	2
Smaller home	2
Larger home	2
Independence	4
Closer to family	1
Closer to work	1

5.19 Analysing the results of those in need of/eligible for social rented accommodation shows:

- 4 single persons (20 yrs, 22 yrs, 63 yrs, 70 yrs)
- 4 couples (35 yrs, 60 & 55, 87 & 84 yrs, age unknown)

5.20 Financial information provided on the respondents questionnaires suggest that the following four households might be able to afford intermediate housing i.e. low cost home ownership or *affordable rent* i.e. up to 80% market rent:

- 1 2-person family (58 & 18 yrs)
- 2 couples (27 & 45 yrs, 35 & 37 yrs)
- 1 couple (age unknown)

## 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 North Nibley.

6.7 The average price of properties sold in North Nibley in the 2 years to September 2014 are shown in Table H below.

**Table H: Average Prices of residential in North Nibley sold in the 2 year period to September 2014 (according to HM Land Registry)**

<b>Average House Prices in North Nibley Parish (£)</b>		
<b>House Type</b>	<b>Price</b>	<b>Number of Sales</b>
Detached	£591,500	5
Semi-detached	£271,666	3
Terraced	£236,500	3
Flats		none
<b>All</b>	<b>£366,550</b>	<b>11</b>

6.8 The number of house sales are for new and existing properties where the sale details registered with the Land Registry are for the postcodes defining North Nibley Parish.

- 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 in September 2014 was £181,956.

6.12 House prices in Gloucestershire rose steadily during 2013 and 2014, increasing by 5% overall in the year since September 2013.

6.13 House sales volumes fell considerably since the credit crunch in 2008. However during last winter (2013/14) Gloucestershire volumes remained extremely buoyant with a peak of 1115 in November 2013 and since then sales volumes have been on average 36% higher than the same month in the previous year.

#### **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 least expensive house (£198,000) sold during the past 2 years in North Nibley a household would require at least £29,700 as a deposit, and their annual gross income for mortgage purposes would have to be at least £48,085.

6.16 At the time this report is published mortgage lenders currently offer first time buyers standard variable annual rate interest rates from 4.5% APR. Applying a 4.5% interest rate to a mortgage of £168,300 equates to £945.83 per month for a repayment mortgage (repayment of capital and interest) over a 25 year period.

**Gross annual earnings for employees (full and part-time) in local authority areas**

Area	Median gross annual earnings for employees (£)
Cotswold	18,214
Forest of Dean	22,316
Gloucester	19,904
<b>Stroud</b>	<b>23,591</b>
Cheltenham	23,168
Tewkesbury	19,714
Gloucestershire	21,299
South West	20,095
Great Britain	21,607

Source: Annual Survey of Hours and Earning 2012, Office of National Statistics

- As shown by the above table, the median (50<sup>th</sup> percentile) gross annual earnings of employees in Stroud District (£23,591) is significantly higher than the regional (£22,299) and the national average (£21,607).
- Considering the average prices of homes sold in North Nibley Parish during the 24 months up to September 2014 a household on a median income in Stroud District (£23,591) would be unable to purchase a property without a substantial deposit (by using savings or by using monies from the sale of current home).
- Many potential first time buyers struggle to meet the costs of buying their own home.
- In some cases intermediate housing (shared ownership, low cost market housing and rented housing at prices between rented social housing and market rented prices) would be a suitable option, whilst in other instances traditional housing association rents known as target rents would be appropriate.

**Private rented**

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

- One bedroom flat (Dursley)..... £315 per calendar month
- Two bedroom flat (Dursley).....£525 pcm
- Two bedroom terraced house (Dursley).....£590 pcm
- Three bedroom cottage (North Nibley).....£675 pcm
- Four bedroom house (Wotton-under-Edge).....£950 pcm

6.18 Although there is currently no official definition of housing affordability, it is widely accepted that a household's housing costs should not exceed 25% of a household's gross income. Based upon this presumption, a minimum gross annual income required to afford the above properties would be £15,120 for a one bedroom flat, £28,320 for a two bedroom house, and £45,600 for a four bedroom house. Of course, the rent does not include running costs e.g. council tax, fuel bills etc.

6.19 Comparisons of monthly rental costs with monthly mortgage costs for a similar sized property reveal that it is usually cheaper to rent.

### **What is affordable rented housing?**

Affordable rented housing is housing owned either by a local authority or a registered provider (usually/ie a housing association). Stroud District Council is relatively unusual in that it continues to own and manage its original council housing stock of approximately 5,200 homes. A further 1500+ homes in Stroud District are managed by housing associations.

6.20 Historically the levels of rent that local authorities and Registered Providers have been able to charge have been controlled by the *Homes and Communities Agency*. These rents are known as *target rents* and are subject to the national Housing Benefit scheme. They are calculated according to a formula based on relative property values and relative local earnings.

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

6.22 In 2011 the Coalition Government introduced *affordable* rents for council and some housing association rented properties. The *affordable* rents are up to 80 per cent of market rents. For many areas of rural Gloucestershire that means *affordable* rents are significantly higher than traditional *target* rent levels.

## **7. EXISTING AFFORDABLE HOUSING STOCK**

7.1 North Nibley parish currently has a total of 21 affordable dwellings, all of which are available for rent.

### Affordable housing stock in North Nibley

Landlord	Tenure	1 bed bungalow	2 bed bungalow	1 bed flat	2 bed flat	2 bed house	3 bed house	Total
Stroud District Council	rented	11					10	21

7.2 According to information provided by SDC, 38 households currently registered with Gloucestershire Homeseeker (Housing register) expressed a preference to live in North Nibley (not necessarily as their 1<sup>st</sup> choice parish). However this does not mean that North Nibley was their first choice nor does it automatically imply they have a local connection.

7.3 When these properties become available they will be allocated via Gloucestershire Homeseeker, on a district wide basis. In the period April 2011 to July 2014, 3 of the 1 bedroom bungalows were re-let.

## 8. HOME WORKING

8.1 Question 1. *Do you or does any member of your household carry out paid work from home?*

<b>Yes</b>	44
<b>No</b>	87
<b>No reply</b>	3

55% of the 47 (43 Yes + 3 No reply) were self-employed whilst 45% worked for an employer. People working from home are engaged in a wide range of different areas including agriculture &/or gardening (8 responses), IT (4), Consultancy (9), music tuition (2), arts, crafts & design (5), as well as equestrian, writing, online retail, first aid and a holiday rental business.

8.2 Question 3. *How many hours per week do you usually work from home?*

<b>Less than 10 hours per week</b>	12 (26%)
<b>10 to 24 hours per week</b>	13 (28%)
<b>More than 24 hours per week</b>	17 (40%)

8.3 Question 3. *Would you like to work from home if you had proper facilities to do so?*

<b>Yes</b>	12 (14%)
<b>No</b>	71 (82%)
<b>No reply</b>	4 (5%)

8.4 Question 6. Whether or not you currently work from home, what working space do you/would you require to enable you to undertake your work?

	<b>Need &amp; already have</b>	<b>Need but do not have</b>	<b>Do not need</b>
<b>Desk only</b>	18	2	5
<b>Room shared with space living</b>	11	0	9
<b>Dedicated room for working use only</b>	23	9	7
<b>External storage space eg shed</b>	9	7	13

8.5 Question 7. *What communications services do you/would you require to undertake your work?*

	<b>Need &amp; already have</b>	<b>Need but do not have</b>	<b>Do not need</b>
<b>Telephone landline</b>	39	0	4
<b>Mobile telephone</b>	30	10	7
<b>Broadband</b>	36	8	3

## 9. SUMMARY

9.1 *Part 2* of this survey is aimed at persons who are seeking affordable housing (rented or shared ownership), and cannot afford suitable housing in the open market.

9.2 The information gained from this survey is a key element in assessing local housing needs. Other useful sources of information available to us include Stroud District Council's Housing Register (known as Gloucestershire Homeseeker) and the advice from allocation staff within SDC Housing Team who manage the register.

- It is notoriously difficult to gather accurate data on the housing needs of young single people who tend to be less likely to participate in such

surveys than older residents. For this reason their numbers tend to be underestimated.

- Those recommendations are primarily concerned with those who have expressed a genuine need for affordable housing rather than those who are considered to be able to afford appropriate market housing.
- Housing development in North Nibley parish 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 North Nibley for rent and none available for shared ownership. This survey has shown 86% of properties in the parish have 3 or more bedrooms.
- Of those 31 respondents to the questionnaire who are in need to move to suitable accommodation, 12 households require affordable housing. 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 on 9<sup>th</sup> May 2014). 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.

## 10. CONCLUSION

10.1 This survey has determined that there are **12 households with a local connection who have either self identified themselves in need of affordable housing in the parish** or are deemed to be in need of affordable housing based on the financial information provided.

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. The 21 affordable homes currently available in North Nibley will be allocated to persons in greatest need throughout Stroud District. Also, consideration may be given to forecasted changes in the demographics and the impact of Government policies e.g. housing benefit regulations.

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

10.4 Any new development should be constructed of a design and materials that are in keeping with the rest of the village and in accordance with Stroud Local Plan policies.

**Table I - Households in need of affordable housing**

	Single persons	couples	families	Affordable rent	Shared ownership	Totals
1 bed ground floor flat or bungalow	1 aged 20 1 aged 63 1 aged 22			Yes Yes yes		3
2 bed house or bungalow	1 aged 70	1 aged 87 & 84 1 ages unknown 1 ages unknown 1 aged 60 & 55 1 aged 35 & 37 1 aged 35	1 aged 58 & 18	Yes Yes Yes Yes yes	Yes Yes	8
3 bed house or larger		1 aged 27 & 45			yes	1
Totals	4	7	1			12

**Table K - Households in need of market housing (dwelling type in accordance with their stated preference )**

	Singles	Couples	families	Total
2 bed house/bungalow	1 (65) 1 aged 20 1 aged 38	1 (76 & 77) 2 ages unknown 1 aged 65 & 61		
3 bed house/bungalow	2 (77, age unknown,	1 aged 63 & 65 1 aged 64 & 63 1 aged 59 & 66	1 (61, 59 & 18) 1 (38, 37 & 2	

			children) 1 aged 37, 31 & child 1 aged 35, 32 & 2 children	
4 bed house	-		1 aged 47, 36 & 2 children	
Sheltered housing	1 aged 86 1 aged 89 + carer			
<b>Total</b>				

Of the 19 households indicating a need to move in the future and financially able to do so on the open market, 12 were of retirement age and/or wished to move to a smaller property.

## 11. RECOMMENDATIONS

It is recommended that:

- a) North Nibley Parish Council places this report on their web site and the Rural Housing Enabler produces an executive summary of the survey report for publication in the parish news letter for all to read.
- b) Anyone who is in need is encouraged to apply on the District Council's Housing Register (Gloucestershire Homeseeker).
- c) The District Council is provided with the Housing Needs Survey Report.
- d) North Nibley Parish Council and the Rural Housing Enabler jointly seek to identify potential exception sites in North Nibley suitable for the provision of affordable housing for local people.