

Ashleworth

(Tewkesbury Borough)

Parish Housing Needs Survey Report December 2014



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1. INTRODUCTION

1.1 In 2014 Ashleworth Parish 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, Tewkesbury Borough Council and seven housing associations.

2. PARISH SUMMARY

- According to Census 2011 Ashleworth Parish has a population of 540 persons, comprising 220 households. This equates to an average of 2.45 persons per household similar to the whole of Gloucestershire.
- According to Census 2011 Ashleworth has 238 dwellings. There are 220 occupied and 18 vacant dwellings.
- By road Ashleworth is 7 miles from Gloucester, and 3 miles from Staunton. The nearest station on the national rail network is in Gloucester.
- Ashleworth has the following facilities: church, village hall, shop/post office, primary school.

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 Ashleworth. 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 Ashleworth Parish Council with an independent report of a robust nature based on evidence from reliable sources. This will assist the Parish 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 December 2014.

4.2 Householders were requested to return completed questionnaires in an enclosed freepost envelope to GRCC's offices in Gloucester.

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 everyone to complete. And finally, Part C is entitled 'Housing Needs' and is for completion by households in need of more suitable accommodation. People were asked to provide their name and contact details if they would like further information in the event affordable housing being developed in Ashleworth. Personal details are neither presented in this report nor passed to a third party.

4.4 A total of 238 questionnaires were distributed.

- Everyone was asked to complete Parts A and B of the form.
- If a household considered themselves in need, or likely to be in need of re-housing, 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 Ashleworth.

4.5 There was a response rate of 40% with 88 completed replies received based on 220 households living in Ashleworth (source of information Census 2011). The rate of response is favourable compared to other similar surveys carried out in Gloucestershire, for example: Twigworth 33%; Norton 44%; Bourton-on-the-Water 27%; Oddington 31%; Ebrington 40%; Ashleworth (2008) 36%; and 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 and Gloucestershire Strategic Housing Market Assessment.

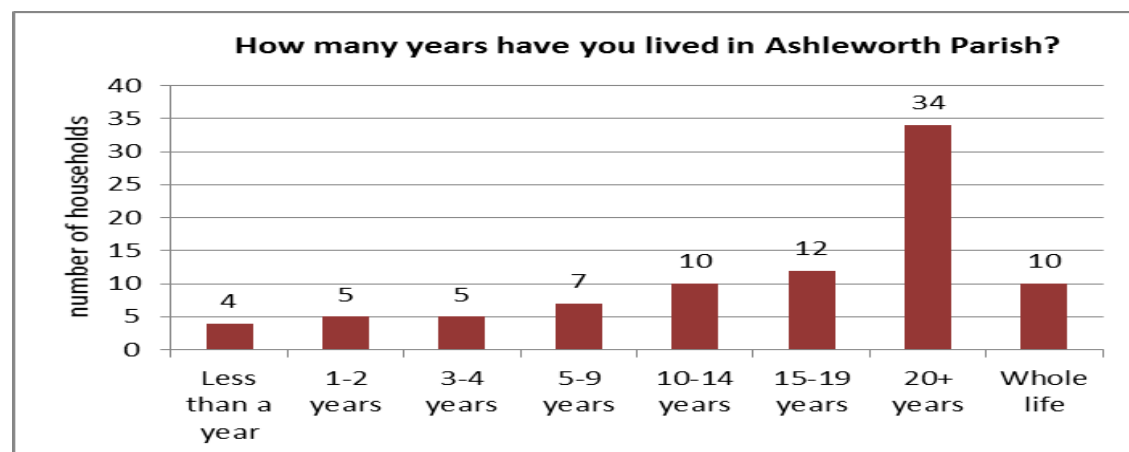
5. KEY FINDINGS

Part A – You and your household

5.1 Question A1 asked... *Is this your main Home?* 87 respondents reported that their home in Ashleworth was their main home, and one respondent made no reply.

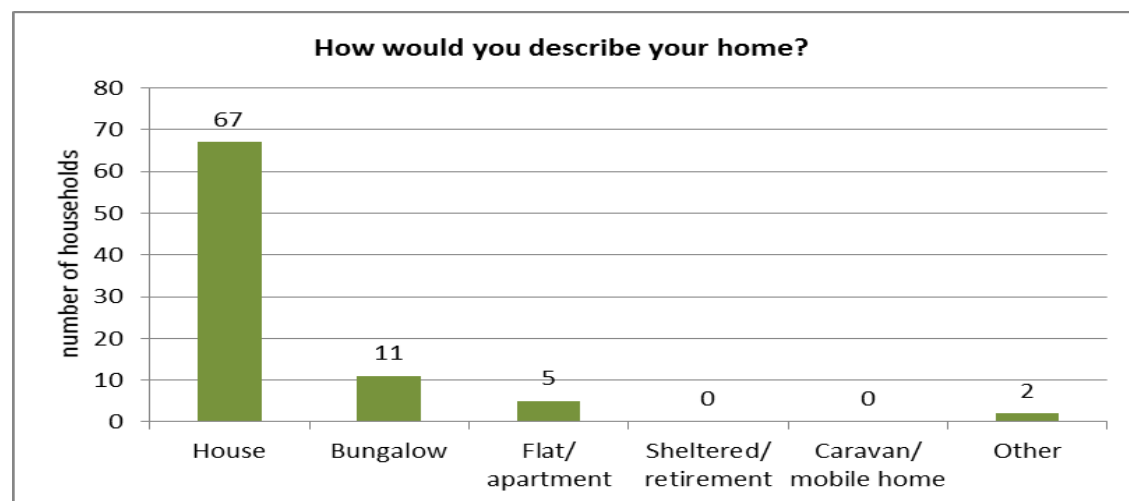
5.2 Question A2 asked... *How many years have you lived in Ashleworth?* Table A below indicates the length of time respondents have lived in Ashleworth. 50% of respondents have lived in the parish for 20 years or more or their whole life. 17% of residents have lived in Ashleworth for 4 years or less.

Table A – How many years have you lived in Ashleworth?



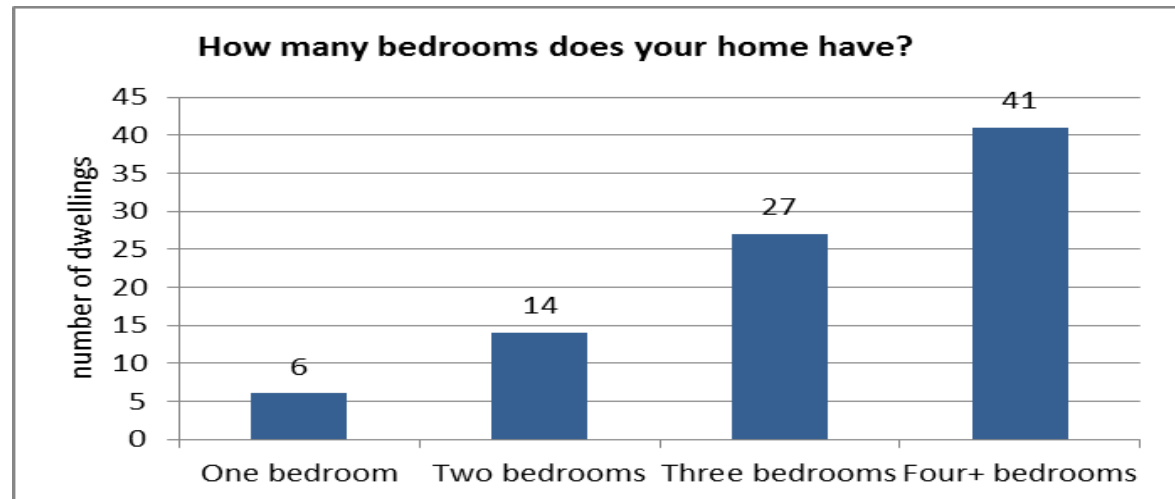
5.3 Question A3 asked... *How would you describe your home in terms of house type?* Table B below shows 67% of respondents live in a house, 13% live in a bungalow. 6% of respondents indicated they live in a flat, none live in sheltered/ retirement housing or caravan/ mobile home. 2% live in 'other'.

Table B - How would you describe your home?



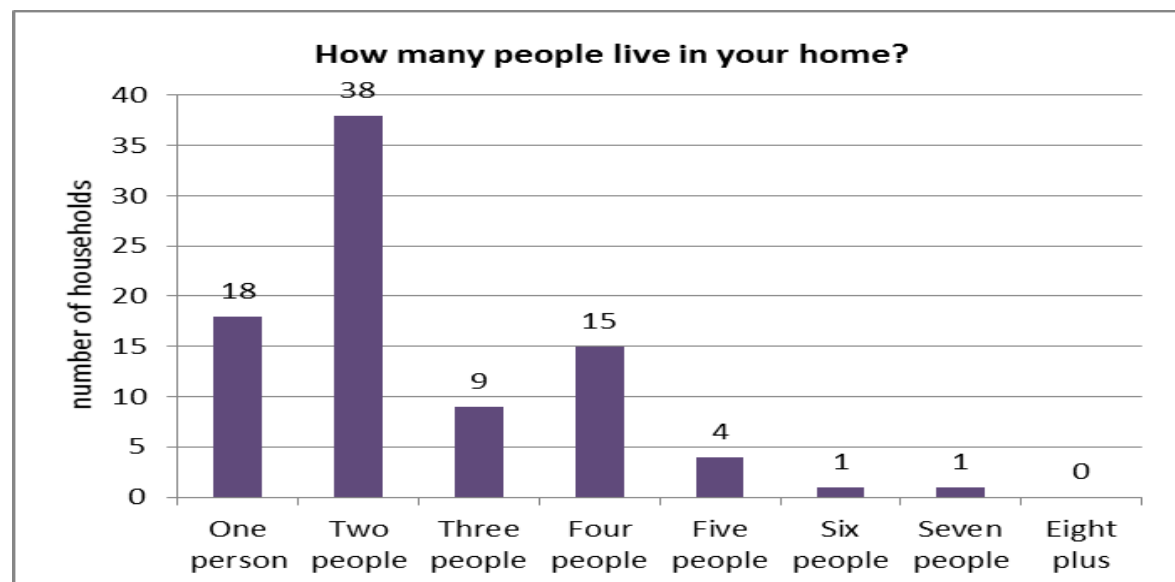
5.4 Question A4 asked... *How many bedrooms does your home have?* Table C below shows 78% of homes have three or more bedrooms, 22% of homes have 1 or 2 bedrooms according to the survey response.

Table C – How many bedrooms does your home have?



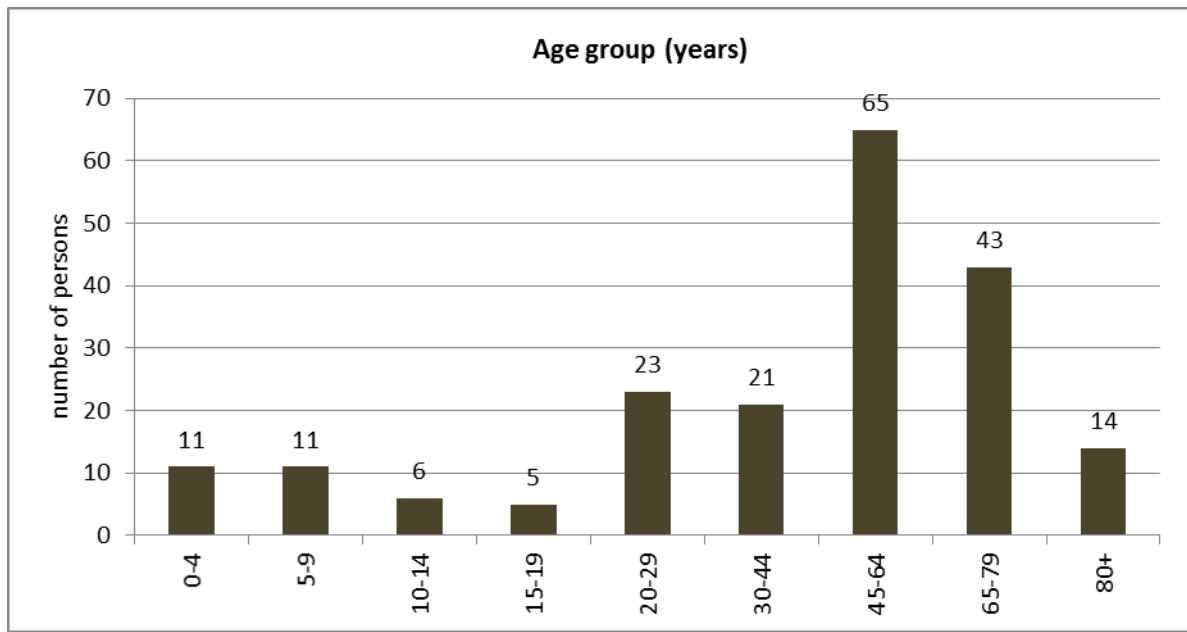
5.5 Question A5 asked... *How many people live in your home, as their principal address?* Table D below shows 65% are 1 or 2 person households, 27% are 3 or 4 person households, and 7% are 5 or more persons households.

Table D – How many people live in your home?



5.6 Question A6 asked... *Please indicate ages of all persons living in your household?* Table E below shows the age distribution of respondents.

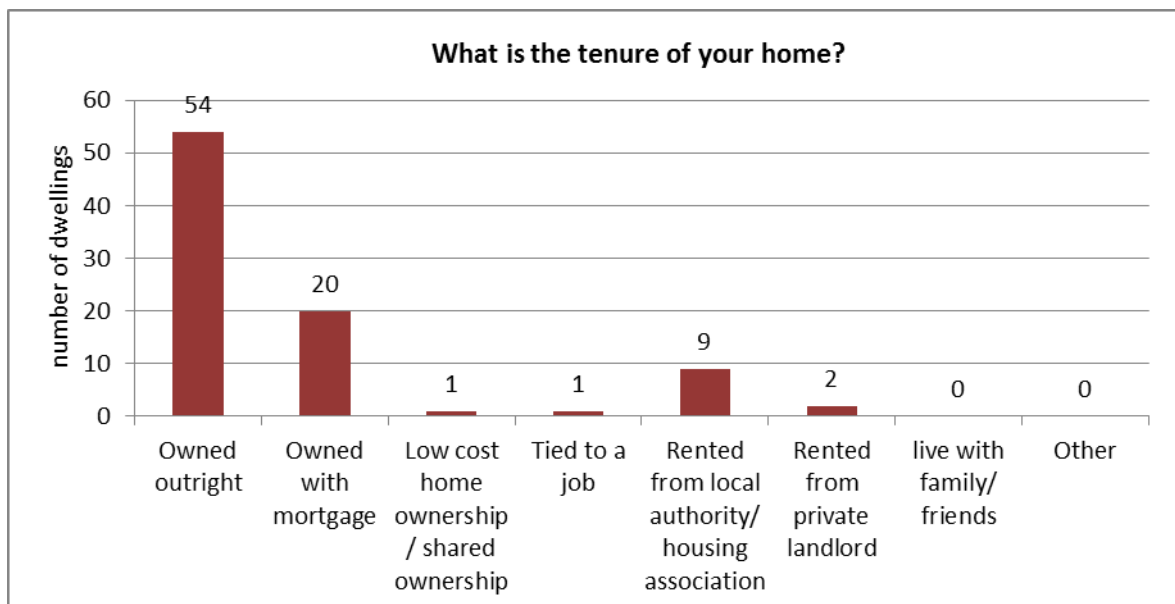
Table E – Age group



5.7 Question A7 asked... *Please indicate if each member of your household is male or female.* 46% said male, 54% female.

5.8 Question A8 asked... *What is the tenure of your home?* 85% said they were owner occupiers, of whom more than two thirds had no mortgage.

Table F - What is the tenure of your home?



5.9 Question A9 asked... *Has your home been intentionally adapted to increase physical accessibility?* 6 respondents said 'yes'.

5.10 Question A10 asked.... *Has anyone from your family moved away from Ashleworth in the last 5 years to difficulty finding a home they could afford locally?* 9 people answered 'yes'.

5.11 Question A11 asked...*If a need is identified, would you support a small development of affordable homes for local people in the parish of the following number of dwellings?* The responses to this question are set out in the table G below.

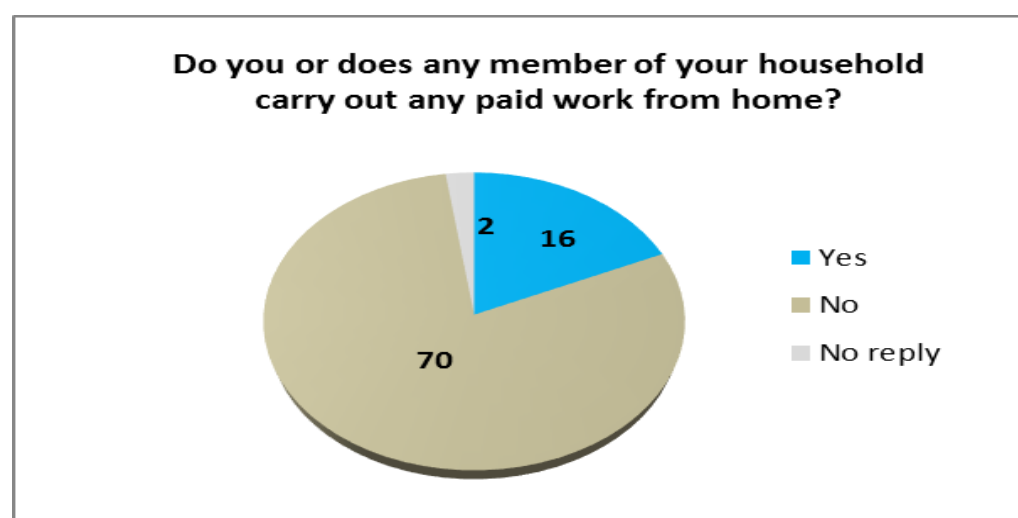
Table G – If a need is identified, would you support a small development of affordable homes for local people in the parish of the following number of dwellings?

Number of dwellings	yes	no	maybe
2 to 5	15	12	9
6 to 10	27	8	12
11 to 15	4	9	11
16 or more	11	5	2
Total	57 (46%)	34 (27%)	34 (27%)

5.12 Question A12 asked... *If you have any comments on the issue of affordable housing please use the space below.* For people's comments please go to appendix A, page

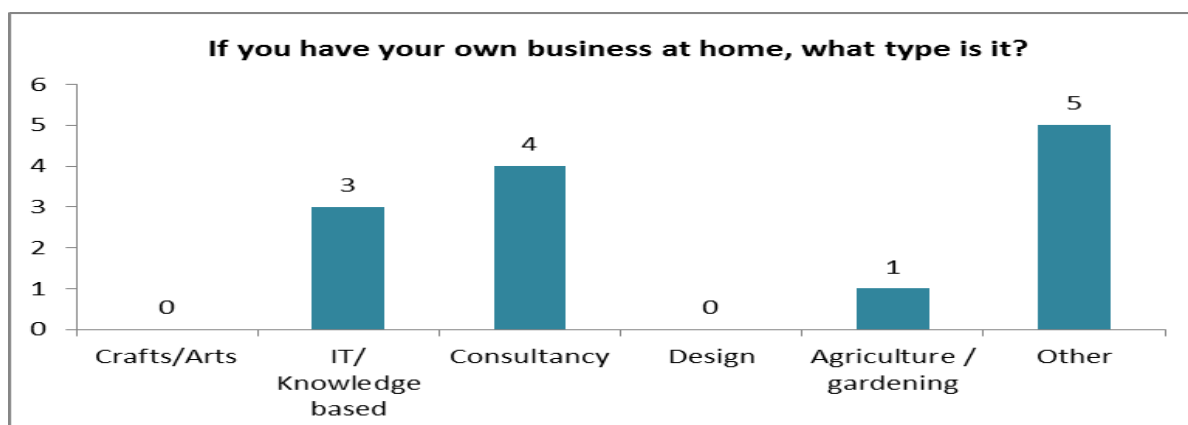
Part B - Home Working

5.13 Question B1 asks....*Does any member of your household carry out any paid employment from home?* 18% of respondents said 'yes', 80% said no, and 2% did not reply.



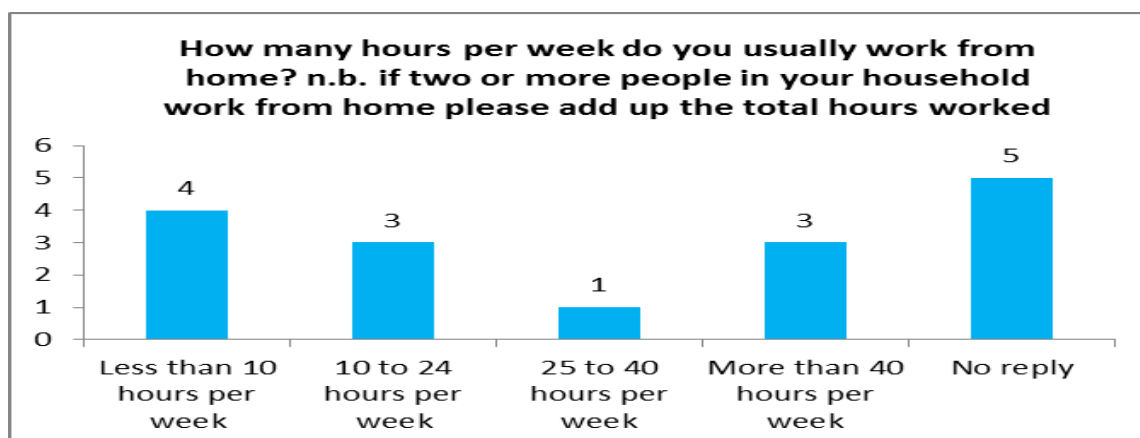
5.14 Question B2 asks...*Do you work for your employer or your own business?* Of the 16 respondents who answered 'yes' to the previous question, 3 said 'employer' and 13 said 'own business'.

5.15 Question B3 asks...*If you have your own business at home, what type is it?*



Other businesses included: shop, food, property, and health.

5.16 Question B4 asks...*How many hours per week do you normally work from home?*



5.17 Question B5 asks....*Would you like to work from home if you had the proper facilities to do so?* 6 respondents said 'yes'.

5.18 Question B6 asked....*Whether or not you currently work from home, what working space do you / would you require to enable you to work?*

	Count			
	Need & already have	Need but do not have	Do not need	
Desk only	10	0	11	
Room shared with living space	4	2	13	
Dedicated room for working use only	10	5	11	
External storage space e.g. shed or garage	6	2	13	

5.19 Question B7 asked .. *What communication services do / would you require to undertake your work?*

	Count			
	Need & already have	Need but do not have	Do not need	
Telephone landline	21	2	7	
Mobile	20	1	6	
Mobile internet	13	4	9	
Broadband	21	2	6	

Part C - Housing needs

5.20 17 households completed *Part C: Housing Needs* of the survey questionnaire self identified themselves in need of more suitable housing in Ashleworth.

5.21 Two respondents are seeking to buy suitable housing on the open market in Ashleworth, and according to the information provided can afford to so. 15 households require affordable housing, 9 of whom require rented accommodation and 6 of whom could afford shared ownership.

5.22 There are 9 households in need of affordable rented accommodation include:

- Couple aged 62 yrs & 54 yrs
- Single person aged 64 yrs
- Couple - age not declared
- Single person aged 21 yrs
- Single person aged 18 yrs
- Family with daughter aged 6 months
- Family with son aged 19 months & daughter due December 2014
- Family with daughter aged 6 months
- Single person aged 68 yrs

5.23 There are 6 households in need of intermediate housing e.g. shared ownership include:

- Couple aged 21 yrs & age not declared
- Single person in their 20s
- Single person aged 30 yrs
- Family with son aged 9 yrs & daughter aged 2 yrs
- Couple aged 25 yrs & 28 yrs
- Single person aged 23 yrs

5.24 Respondents indicated a need to move for the following reasons. Some households cited more than one reason for seeking alternative accommodation:

- 7 households seeking independent accommodation
- 2 households seeking better security of tenure
- 2 households seeking cheaper accommodation
- 1 household seeking accommodation closer to village school
- 3 households seeking larger accommodation
- 1 household seeking to avoid harassment

Two households in need of market housing

5.25 There are two households who have indicated a preference for open market housing and can afford it:

- Couple (aged 49 yrs & 58 yrs) looking to move for employment reasons and buy a 3 bedroom house in Ashleworth on the open market;
- Couple (aged 40 yrs & 41 yrs) looking for larger accommodation and buy a 2 bedroom house in Ashleworth.

6. AFFORDABILITY

6.1 A household's income, savings and market prices are key factors used to determine a household's need for affordable housing.

6.2 In simplistic terms assessment of how much a household can afford requires information on incomes and savings 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, 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 Ashleworth .

6.7 The average price of properties sold in Ashleworth in the 5 years to August 2013 are shown in Table H below.

Table H: Average Prices of residential properties in Ashleworth sold in the period 5 years to September 2014 (according to HM Land Registry)

Average House Prices in Ashleworth Parish (£)		
House Type	Price	Number of Sales
Detached	£378,500	15
Semi-detached	£370,000	1
Terraced	-	none
Flats	-	none
All	£378,000	16

6.8 The number of house sales are for new and existing properties where the sale details registered with the Land Registry are in Ashleworth 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 dwellings in the parish.

6.11 HM Land Registry tells us that the average price of residential properties sold in Gloucestershire is £184,044 in October 2014.

6.12 The latest figures show that for Gloucestershire there has been a small fluctuation in average house prices between 2011 and 2014. During the period of 12 months leading up to August 2014 house prices rose by 5.7%.

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 1070 residential property sales in August 2014. Winter is traditionally a time of fewer 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 lowest priced dwelling (£250,000) sold during the past 5 years in Ashleworth a household would require at least £37,500 as a deposit, and their annual gross income for mortgage purposes would have to be at least £60,700.

6.16 At the time this report is published mortgage lenders currently offer first time buyers standard variable annual rate interest rates from as low as 4.5% APR upwards. Applying a 4.5% interest rate to a mortgage of £212,500 equates to £1,194.23 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 (residents in local authority area) (£)	Median gross annual earnings (place of work in local authority area) (£)
Cotswold	18,099	18,224
Forest of Dean	21,151	19,178
Gloucester	20,456	19,880
Stroud	22,239	21,921
Cheltenham	24,208	21,530
Tewkesbury	23,468	24,264
Gloucestershire	21,727	20,778
South West	20,095	19,934
Great Britain	21,965	21,965

Source: Annual Survey of Hours and Earnings 2013, Office of National Statistics – revised and released 19th November 2014

- The median (50th percentile) in the table above shows gross annual earnings of residents in Tewkesbury Borough (£23,468) is higher than both the corresponding regional figure (£20,095) and the national figure (£21,965). Also, the median for earnings of employees in Tewkesbury Borough (£24,264) is proportionately even higher than both the regional (£19,934), and the national figures (£21,965).
- Considering the prices of homes sold during the 5 years up to October 2013 a household on a median income living in Tewkesbury Borough (£23,468) would be unable to purchase any property in Ashleworth without a substantial deposit of at least £167,862.
- 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 of rents for the following property types in December 2014. At the time of writing this report there are no properties advertised to rent in Ashleworth and so properties in the surrounding area have been used:

1 bedroom flat (Gloucester).....	£350 per calendar month
2 bedroom flat (Gloucester).....	£550 pcm
2 bedroom house (Corse).....	£595 pcm
3 bedroom house (Staunton).....	£650 pcm

6.18 It is generally recognised that a household's housing costs should not exceed 25% of a household's gross income. Households on low incomes are particularly susceptible receipt This figure is especially relevant to households on low incomes. Based on this figure a minimum gross annual income required to afford the rent on the above properties would be £16,800 for a 1 bedroom flat in Gloucester, £26,400 for a two bedroom flat in Gloucester, £28,560 for a 2 bedroom house in Corse, and £31,200 for a 3 bedroom house in Staunton. 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 significantly less expensive to rent than to buy a similar starter-type home (if there was any such property available).

What is affordable housing?

6.20 The Government's *National Planning Policy Framework* describes affordable housing as:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Social rented housing is owned by local authorities and private registered providers (housing associations) for which guideline target rents are determined through the national rent regime.

Affordable rented housing is let by local authorities or private registered providers and is subject to a rent of no more than 80% of the local market rent (including service charges, where applicable). For many parts of Gloucestershire *affordable rents* are higher than *social rents*.

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

6.21 A household's entitlement to housing benefit takes into account number, age and gender of members of household, income, savings, number of bedrooms and other circumstances. The amount of Housing Benefit a household may receive may cover a part or all the rental charge depending upon personal circumstances.

7. EXISTING AFFORDABLE HOUSING STOCK

7.1 The current supply of affordable housing in Ashleworth includes:

Housing association	tenure	1 bed bungalows	2 bed houses	3 bed houses	Total
Severn Vale Housing Society	rent	12	0	10	22
Bromford Group	rent	0	6	0	6
Total		12	6	10	28

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 Tewkesbury Borough 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 Ashleworth parish should take account of future anticipated housing need as well as the number of households in immediate need.
- Of those 17 respondents to the questionnaire who need to move to alternative accommodation, 15 household require affordable housing, and two households indicated they can afford market 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 in December 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.

Households in need of affordable rented accommodation

Dwelling type	No. of dwellings	Household type
1 bedroom house/ bungalow	2	Couple aged 62 yrs & 54 yrs; couple age not stated
1 bedroom bungalow, ground floor flat or sheltered	2	Single person aged 64 yrs; single person aged 68 yrs
1 bedroom flat	2	Single person aged 21 yrs; single person aged 18 yrs
2 bedroom house or bungalow	1	Family with daughter aged 6 months
2 bedroom house	1	Family with daughter aged 6 months
3 bedroom house	1	Family with daughter aged 19 months and expecting baby 18.12.14

Households in need of affordable shared ownership accommodation

Dwelling type	No. of dwellings	Household type
1 bedroom house or flat	1	Single person aged 23 yrs
2 bedroom house, bungalow or ground floor flat	1	Couple aged 25 yrs & 28 yrs
2 bedroom house	1	Couple aged 21 yrs & age not stated
2 bedroom ground floor flat	1	Single person aged in their 20s
2 bedroom house or bungalow	1	Single person aged 30 yrs
3 bedroom house or bungalow	1	Family with son aged 9 yrs & daughter aged 2 yrs

9. ASHLEWORTH PARISH HOUSING NEEDS SURVEY 2008

9.1 In June 2008 GRCC undertook a housing needs survey in Ashleworth with the support of the parish council. The survey revealed 13 households in need of alternative affordable accommodation in Ashleworth in June 2008. Below is a breakdown of households in need:

- 5 young single people living at home seeking independent accommodation
- 3 couples
- 4 families (3 families with 2 children, and 1 family with 3 children)

9.2. Whilst the individuals and families in need may have moved or circumstances changed, the community's needs remain similar today as they did in 2008, infact there is evidence of a small increase in the number of households in need of affordable housing today.

10. CONCLUSION

10.1 This survey has determined that there are ***15 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, usually 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. In the case of Ashleworth there is no affordable housing stock (Housing Association or Council-owned). 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 the District rather than priority awarded to local people.

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

11. RECOMMENDATIONS

It is recommended that:

- a) Anyone who is in need is encouraged to apply on the District Council's Housing Register (Gloucestershire Homeseeker).
- b) The Borough Council is provided with the Housing Needs Survey Report.
- c) The Rural Housing Enabler produces an executive summary of the survey report for publication in the parish newsletter.

12. APPENDIX A

Below are people's responses to question 12... *If you have any comments on the issue of affordable housing please use the space below:*

- Not enough infrastructure in place to sustain any more housing in the Ashleworth area.
- Already four blocks of "Affordable Housing" in the village of only 200 houses. Sewers overflow every time there is significant rain. Bus service does not support anyone working away from the village. More cars would make lanes even more dangerous.
- Happy to support the building of Affordable housing for young families who would like to live here.
- Affordable housing sounds as though it is meant for people on low income. You should be aware that the Ashleworth bus service does not run frequently enough for anyone who works part time or on shifts. Ashleworth floods very often. If more houses are to be built, I hope the drainage system will be updated to cope!!!!
- More houses will require road improvements for vehicles accessing the village from the A417. All routes are little more than lanes and traffic continues to increase.
- I currently live in Staunton in a privately rented bungalow, we need to move to Ashleworth to be closer to the school where our son whom is just being assessed for autism attends.
- Any affordable (i.e. taxpayer supported) housing should be for very small numbers, 2 or 3, small sized houses (2 bedroom) mixed with larger, privately owned houses. Existing small houses, particularly bungalows have sold quickly, often without advertising. This shows demand for smaller properties; we already have enough 4 and 5 bedroom houses.
- I think housing is hugely unaffordable and there should be more help to house young people to continue living near their families in Ashleworth if they choose to. Also, young people working in the village on farms etc. should get priority in housing.
- I should oppose any development in the village.
- The design of affordable housing needs to be appropriate for the village architecture and planning.
- The only development on the proposed site should be for affordable housing and not for any other type. The offer of land for affordable housing should not be the key to any privately development

- We have been told in the past that affordable housing has been built but no one from the village could afford it except from 2 – 3 families. Everyone else came from outside. Even the old people's bungalows already in the village.
- We have a poor road out of Ashleworth - Gloucester. I suggest that housing could be developed the continuing the link up to Hartpury – at the same times as improving Ashleworth Lane. Also continuing affordable housing at Foscombe Lane where a road already exists.
- If the affordable housing is strictly offered to local people already living in the Parish – we have no objections. However we would strongly object if the housing was offered to people living outside of the parish. Unfortunately, we have experiences on 2 occasions how affordable housing can have a negative effect when offered to people with no association to an area.
- It's sad that the only development in the village for the last 20 or 30 years has been 4/5 bed detached houses or housing association. We would have loved to have bought a 2/3 bedroom property as many of my childhood friends would but they have moved away. Planning is in favour of rich or non-workers!
- Should be located on appropriate site, not a site with drainage issues affecting neighbouring residents just because a wealthy property developer wishes to make even more money.
- The lanes into the village are very narrow and winding not suitable for more traffic and the village gets flooded most winters, we already have low cost housing plus 5 housing estates.
- Any need for affordable housing identified by the survey should be balanced by the ability of Ashleworth to be able to provide the jobs, transport and social amenities. To address the needs of those living in affordable homes. Current affordable homes in the village should be identified and used to help meet any demand. Green belt land should only be used as a last resort to site affordable homes. When all other options have been exhausted (full options appraisal) and if the current residents living beside that land give their consent and are fully compensated. The village itself should address the issue of how to meet the demand, not the land owners/ developers/ Severn Vale housing or the Gloucestershire Rural Community Council until all have a vested interest in the building of new houses.
- I feel strongly that they are not needed. We had to move away until our salaries and equity could then afford a house in Ashleworth. Very reasonably priced for a young couple. No need for 50/50 shared ownership. Need to improve on village needs ie. potholes, width of lanes, need them gritted, and drainage must be sorted before any more houses built!! Poor drainage and upkeep means the roads flood and in winter they become an ice rink! If more houses = more cars and the speed limit needs to be addressed it should never be 60mph through the village. Need to sort before any housing.

- The affordable homes in Ashleworth usually are piled with non-locals. Most stay only a short time and then move closer to a town. As it is too quiet in the village. More affordable/ social homes would not help.
- The roads are too narrow for more traffic. We have too much trouble with flash flooding. There is no work in the village. The public transport is poor. There is wild life to be considered.
- Only if they do not cause traffic problems. Only if they do not cause any flooding.
- If the houses were built on the outskirts of the village, more could be built, however for all development road and footpath improvements would have to be carried out.
- This is a small village and we would expect to hear if there is any significant demand from people with local connections. We have heard of very little, if any, demand for more affordable housing.
- Affordable housing needs to sit within mix of housing so that there is the opp. For Ind. to move up or down housing ladder. If just aff. housing with no other housing next level up then doesn't create movement opp. Village will just have affordable and £500k houses which isn't a healthy mix for community, school or businesses.
- Ashleworth already has a significant proportion of low cost housing. St Andrews, Bloxhams Orchard, Woodpeckers, Flats Nup End. Transport would be needed for people to access work.
- Priority should be given to people with local connections. E.g. lived in the village before or have family in the village.
- I think affordable housing is needed to support village amenities such as the School, Shop, Toddler group, Cricket club etc. Without them, this village could 'die' and lose the community spirit which makes it so good to live here.
- Capacity of roads, water supply and Broadband all need to be improved dramatically beforehand.