

Eastington

Stroud District

Parish Housing Needs Survey Report August 2019

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Contents	page
1. Introduction	2
2. Parish Summary	3
3. Aim	4
4. Survey Distribution and Response	5
5. Key Findings	
Part A – You and Your Household	7
Part B – Home Working	20
Part C – Housing Needs	21
6. Affordability	30
7. Existing Affordable Housing Stock	35
8. Summary	36
9. Conclusions	37
10. Recommendations	37

1. Introduction

1.1 In September 2018 Gloucestershire Rural Housing Partnership (GRHP), amongst whose members include Stroud District Council, made the decision to take a strategic approach to parish housing needs surveys. A programme of parish surveys has been compiled with the approval of Stroud District Council. GRCC (Community Action in Gloucestershire) undertakes parish housing needs surveys on behalf of GRHP.

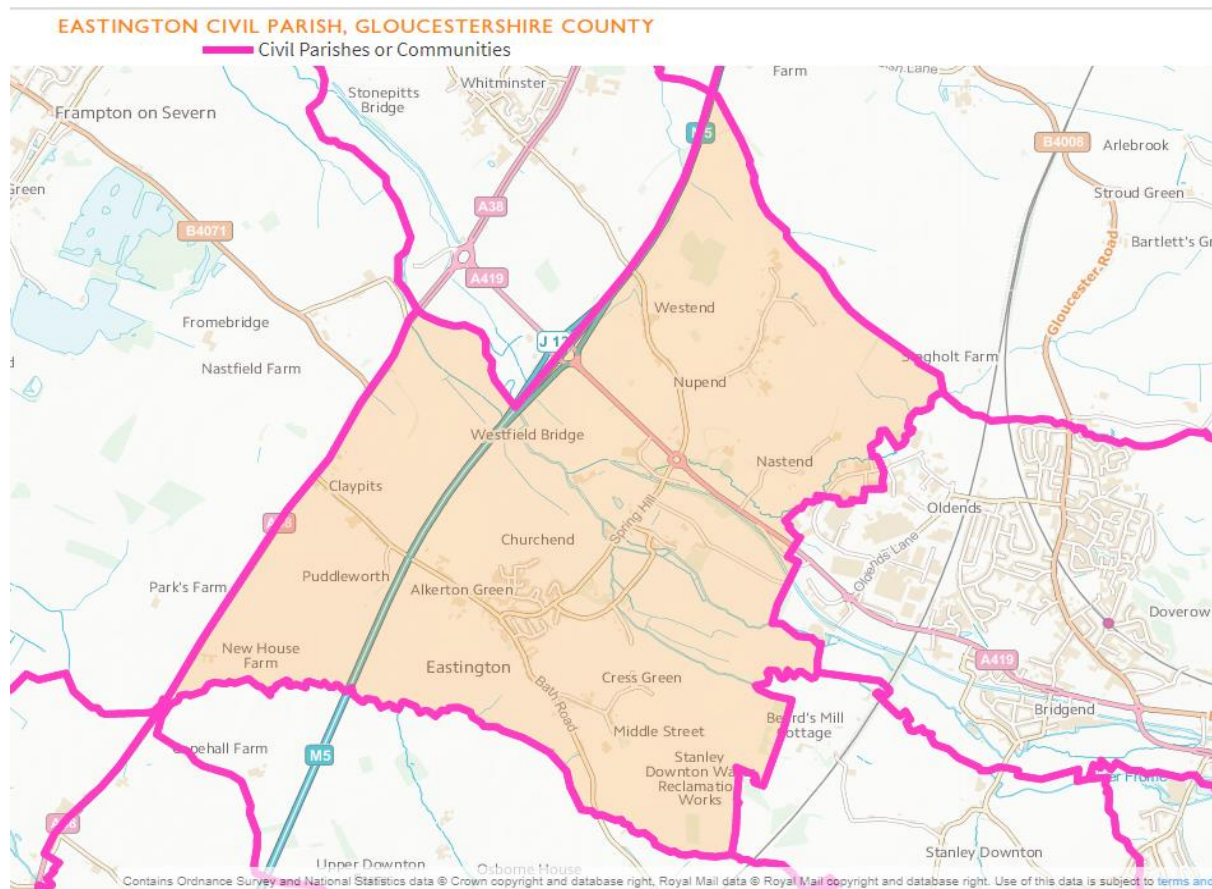
1.2 The Rural Housing Enabler (RHE):

- is employed by Gloucestershire Rural Community Council, which is part of the national network of Rural Community Councils and has Action with Communities in Rural England as the umbrella body.
- works with rural communities, housing associations, local authorities, and community organisations (including community land trusts), developers, planning consultants and landowners.
- is an independent and neutral advisor.
- post is largely funded through contributions from Cotswold District Council, Forest of Dean District Council, Stroud District Council, Tewkesbury Borough Council, and eight housing associations. GRCC's services are sometimes commissioned by private developers, land owners and their agents.

1.3 This survey is valid for up to 5 years from the survey (May 2019).

2. Parish Summary

Ordnance Survey map showing Eastington parish boundary



Source: Ordnance Survey election maps <https://www.ordnancesurvey.co.uk/election-maps/gb/>

2.1 According to Census 2011 there were 677 dwellings and 1,515 people living in Eastington.

2.2 By road Eastington village is 6 miles from Stroud. The nearest station on the national rail network is located 3 miles away in Stonehouse.

2.3 Eastington parish has the following facilities: 2 public houses, primary school, church, village hall, community centre, allotments, community orchard, shop/Post Office, Eastington Park, William Morris College, Service Station facilities, abattoir, and a car repair garage.

2.4 There are bus routes serving Eastington with Stroud and Dursley and some villages in between.

3. Aim

3.1 The purpose of the survey is to investigate and identify the affordable housing needs of people who live, work or have close family ties to Eastington parish.

3.2 The Government published the National Planning Policy Framework (published February 2019), which defines affordable housing as:

‘Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions:

(a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house

prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.'

3.3 The aim of the survey is to provide a robust report on the parish's housing needs based on evidence from reliable sources. This report will be made available electronically to the local housing authority, Stroud District Council, Eastington Parish Council and local residents upon request.

4. Survey Distribution and Response

4.1 Eastington Parish Council arranged for the delivery of questionnaires enclosed within the parish newsletter to the occupiers of 677 dwellings in the parish during week at the end of March 2019. Householders were asked to return their completed questionnaires in an enclosed freepost envelope to GRCC's offices at Community House, 15 College Green, Gloucester GL1 2LZ within 2 weeks of receipt. Allowing for late returns the information contained in all questionnaires returned by 20th August 2019 are included in this report.

4.2 The questionnaire is divided into three parts. Part A is entitled 'You and your household'. Part B is entitled 'Home Working'. And Part C is entitled 'Housing Needs'.

4.3 In addition, GRCC sent Part C of the questionnaire by post to:

- a) 77 businesses subject to Business Rates within the Eastington parish;

- b) applicants registered on Stroud District Council's housing list (Homeseeker Plus) and live outside Eastington parish who have indicated Eastington as an area of preference.

4.4 Every household was asked to complete Part A and Part B of the form. If a household considered themselves in housing 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 know who had moved away and might wish to return to live in Eastington or the adjacent parishes. People's name and contact details were not asked for and therefore people's name, address, telephone number or email address are not included in this report, nor passed to a third party if they were supplied.

4.4 235 completed questionnaires (Parts A & B) were received at GRCC's offices. This equates to a response rate of 34.7%. For comparison since 2009 GRCC has received response rates for parish housing needs surveys ranging between 10% and 55%.

5. Key Findings

Part A – You and Your Household

5.1 Below are the responses to questions in Part A.

Table A1

Question A1: Is this your main home?		
Yes	No	No reply
234	1	0

People who answered 'no' to question A1 were asked not to answer any further questions but to return their form in the enclosed free post envelope to GRCC's offices. Therefore, the responses to questions A2 and afterwards do not include the one respondent who said 'no' to question A1.

Table A2

Question A2: How many years have you lived in Eastington?		
	number	%
< 1 year	8	3
1-2 years	14	6
3-9 years	65	28
10-20 years	48	21
20+ years	99	42
No reply	0	0

Table A3

	Question A3: Is your home a....?						
	House	Bungalow	Flat/ apartment	Sheltered/ retirement	Caravan/ mobile home	Other	No reply
No.	188	24	3	3	4	0	12
%	80	10	1	1	2	0	5

Table A4

	Question A4: How many bedrooms does your home have?				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
number	10	42	97	68	17
%	4	18	41	29	7

Table A5

	Question A5: How many people (including children) live in your home?								
	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8+ people	No reply
No.	53	105	29	36	9	1	0	0	1
%	23	45	12	15	4	0	0	0	0

Table A6

	Question A6: How many people in your household are in each age group?				
	0-18 years	19-30 years	31-54 years	55-70 years	70+ years
number	106	47	157	132	111
%	19	8	28	24	20

Table A7

	Question A7: Do you...							
	Own your home outright ?	Own your home with a mortgage?	Have a low cost/ shared ownership home?	Have a home tied to a job?	Rent from a local authority/ housing association?	Rent from a private landlord ?	Live with family/ friends ?	Other
number	124	70	5	0	18	14	2	0
%	53	30	2	0	8	6	1	0

Table A8

Question A8: Has your home been adapted to improve physical accessibility?		
Yes	No	No reply
21	209	4

Table A9

Question A9: Has anyone from your family moved away from Eastington in the last 5 years due to difficulty finding a home they could afford locally?		
Yes	No	No reply
26	206	2

Table A10

Question A10: If you or any member of your household needs to move away from Eastington parish in the next 5 years please let us know why.		
	number	%
Lack of affordable home ownership	16	17
Lack of suitable rented affordable accommodation	16	17
Lack of private rented accommodation	5	5
Lack of suitable smaller-sized housing	15	16
Unable to access suitable older person's and/or care facilities	10	11
Other	30	33

Table A11

Question A11: If a need is identified, would you support a small development of affordable housing for local people in the parish?		
Yes	No	No reply
150	50	34

Question A12: If you have any comments on the issue of affordable housing in your parish please use the space below:

Responses are shown below...

It is only affordable once - so pointless to maintain this process you will be building new houses year on year - where will you build them all? Eastington is not that big!
Did go to Stonehouse but will start looking towards other side of A38 to get away from atrocious traffic. Do use the businesses to schools in Eastington - they are great.
Young people of modest means need to be encouraged to remain in Eastington. Affordable housing is crucial. Without young people the village will die - schools close etc
No objection
I think shared ownership makes people have more pride in their home. My neighbour has wrecked their house and is in social housing on benefits
We truly support the need for affordable housing but not within the village. The landscape has changed dramatically within the last 5 years we have lived here and we'd prefer to see any more houses built elsewhere.
Small developments yes to local people only for rent for people who cannot afford to buy. But developers take note build for need not for greed!
large development already in progress. Why are there not more suitable/and bungalows
depending on location
If youngsters were prepared to do without expensive items EG Phones/cars/holidays and make do with simpler way of life they could save and buy a property. As I did at the age of 20. It can be done
need to provide one/two bedroom homes for those wishing to downsize or buy first home
All the fields and footpaths around Nupend have been taken from us to build a monstrous housing estate. Surely that should be built to service the needs of local people!
But realistically affordable not help to buy or shared ownership - both are expensive and a con!
The housing development has completely destroyed the beautiful village of Eastington. The houses are awful and not at all affordable . Bloody developers combined with SDC - not idea as what is affordable
Not required given the amount available nearby (West of Stonehouse Etc)
We need more bungalows! Nobody seems to build them anymore
Development need to be in the correct location with easy access to schools, shops and public transport etc
Concern over type of people affordable housing may bring to the parish
Provision on Great Oldbury site not known

There is nowhere for our children to move to
Any small development of affordable housing should only be for Eastington residents or immediate family members. Ideally the development would be a private, not for profit venture such as the ECLT project. Affordable rented properties should remain so and not be available for later purchase
There is not the requirement in Eastington now that they are building 1300 houses between Eastington and Stonehouse
A good initiative
There have been and are being built a lot of houses within the radius of 5 miles. We want to enjoy living in Eastington parish and have also green areas around which are wheelchair accessible
I think this is the only kind of housing that should be developed here - along with accessible housing
Would personally like 1 or 2 bed low rise flats or maisonettes or bungalows with own small garden. Suit older people but also 1st time owners so mixed community. And part rent / part buy / shared ownership / some rentable
There is not enough opportunities / affordable housing for those that have grown up in the village to stay in the village
Before you build more houses, you want to sort out the dangerous roads (especially Bath Road) and have a blanket 20mph through the village
Provided it WAS low cost for young villagers and was not to line the pockets of developers and landowners
It should be for local people to enable families to stay close to ensure good social support networks
More 1 bed dwellings are required whether houses, flats or bungalows (not just for over 50s) to accommodate single persons and couples without children
The difficulty comes when people's families grow and they need more space - there is little or no market movement or housing stock in Eastington of 3/4 bed houses. So these families could end up ultimately still moving away 5-10 years later.
We move from an area with this and had endless problems - we like Eastington as it doesn't have this. Problems were - late night noise, older generation feeling scared, anti-social behaviour and vandalism. We like the small Eastington!
Utilising a national definition of 'affordable housing' is pointless when there are so many variables that have differing impacts depending on where you are in the country. To be meaningful, 'affordable housing' should be representative of the area it is located in.
Depends on location of "small" development, e.g "West of Stonehouse" which is a <u>massive</u> development and a blot on the landscape

Affordable doesn't normally mean affordable
Seems to be a housing excess inc affordable housing at Great Oldbury and Parish Council building even more. Infrastructure needed not houses
Great Oldbury should have had more affordable housing included at <u>all</u> stages of development. The only houses built so far are for the rich! Smaller developments of cheaper houses were preferred by the majority in recent SDC surveys but as usual this was ignored and a huge estate built instead
Support in principle but would need to review planning application
There is already enough housing and building sites in Eastington and Nupend
What is "affordable"?
Affordable housing we already have doesn't go to local people, it goes to those who know how to "work the system"
If there is a requirement for additional HA is should have been identified and incorporated into the current Redrow / Barratt scheme on the roundabout rather than on another green field.
I feel Eastington has reached its quota on affordable housing, after all the Eastington School is full and a lot of local children are having to drive their children to schools outside the village
There is no need for a small development of affordable housing in the village. There will be plenty of houses available in the new development
Affordable housing should be provided by schemes such as the Eastington Community Land Trust
Yes, I suppose so. However, the developers lie: they promise that there will be provisions for wildlife and then last minute they change their plans or build where it's mean to be left for wildlife and change the plans when it's too late.
It is needed now
Any affordable housing scheme needs to be relatively small to assimilate into the village and be well located to services and public transport links
I'd rather have the football stadium and facilities
This housing <u>MUST</u> be for local young people only
Older people to downsize but not live in an identified older peoples area
To ensure that any such housing is only sold / let to people from within this community and used as 'infill' from other housing areas
<p>Not 100% sure. It not the fact getting one of them as it is people can afford it. That problem.</p> <p>It feel that when have children are growing up as if parent live in council property should give children priority to get a council or housing association property if they want it or children may move on with their life. So it affordable for them to start in life. I got 4 children and I only got council flat but 3 children struggling to find somewhere is affordable. It don't seem fair. Hope one day things will change for affordable & keep green</p>

Not at the expense of enterprise though! Local people should be considered for approval when renovating and extending their homes
Extra housing has already been built both in the village, and near Oldbury roundabout. Planning submitted for football stadium, hotel, industrial units, etc. Developer flout agreements regarding the environment, house numbers and social housing
Too many moving into village, buying homes, doing them up and making them more expensive. Shared ownership not the way to go really as it is never really the person / family home
My son lives in Quedgeley at the moment, he is single and would love to move back to the village but can't afford house prices on one income.
Infill sites better than using new land
Small
What do you call affordable?
Depends where the proposed location of social housing development would be. Preferably brown site.
I am a low income single parent family in private rented accommodation so as I'm a low priority I have no chance of affordable housing as there are very few available
Disagree with a separate affordable development. Affordable housing should be mixed in with other development.

Question 13: Where do you go to obtain services e.g. shops, doctors, school

Doctors - Frampton	Shops in Coop in Cashes Green	
Glos/Stroud/Stonehouse		
Shops - Stroud, Stonehouse, Glos, Eastington	Doctors - Stroud	School - Stonehouse
Co-op - village	Doctors - Stonehouse	Dentist - Dursley
Stonehouse		
Frampton - Doctor	Stroud - shops	Stonehouse - school
Eastington, Stroud, Frampton		
Frampton on Severn, Eastington		
Stonehouse		
Stroud or Cheltenham		
Stonehouse/Quedgeley		
Stonehouse/Stroud/Dursley		
Doctors - Stonehouse	Shop Stroud	
shops Stonehouse, Stroud, Gloucester	Doctors - Stonehouse	
Stroud, Minchinhampton		
Stonehouse and Elsewhere		

Shop Eastington	Doctor - Frampton
GP - Stonehouse, Work Bristol School Rednock, Shops variety of local options	
co-op & Doctors	
Shops	
Stonehouse/Stroud	
Coop Store, Quedgeley, Cam and Frampton	
Nailsworth, Stroud, & occasional Gloucester	
Internet	
Whitminster - doctors, Dursley - Dentist & Glos shopping	
local shops, post office, hairdresser one a week shop at supermarket	
online/Frampton/Dursley	
Eastington, Stonehouse & Stroud	
Eastington shops, Frampton - Doctors Gloucester shops	
Stonehouse doctors, shops in the village and school, larger shops Quedgeley, Stroud etc	
Stonehouse, Stroud, Gloucester, Whitminster & Quedgeley	
Shops doctors	
Stonehouse & Stroud	
Stroud and Stonehouse	
Stonehouse	
Stonehouse, Stroud & Gloucester	
local Coop and Gloucester	
Stonehouse & Stroud	
Stroud & Glos	
Stroud	
Schools and shops	
it was Stroud but due to more roadworks it will be Quedgeley	
Doctors, Dentist & Shops	
Local and shops	
Stonehouse	
Frampton, Stroud and Cirencester	
Eastington, Stonehouse and Stroud	
local - thank goodness for the coop and post office. Also Stroud and Dursley	
Stonehouse and Stroud	
Stonehouse Eastington	
Stroud - doctor, Stonehouse - dentist Quedgeley, Stroud & Stonehouse - shops Eastington & Frocester shops	
Nailsworth & Stroud	

Shops - small business
Stroud, Dursley Quedgley Gloucester Frampton on Severn Stonehouse
Dursley/Eastington/Stonehouse
Doctors - Frampton on Severn, Coop Eastington, Butchers Eastington, Hairdressers Eastington Car Bath Rd Garage Eastington
Frampton - Surgery. Stroud and Stonehouse and local coop Eastington
The Coop - Stonehouse and Quedgeley
Stonehouse & Wotton for dentist
Try to use Eastingotn shop as much as possiblebut have to go to Stroud or Glouceter when can't get what is needed
Shops - Stroud, Quedgeley, Goucetrer and Eastington. GP Stonehouse
Co-op eatingotn Doctors Stonehouse and Asda/Tesco Quedgeley
Stroud, Stonehouse & Gloucester
pre-school shop doctors and town
Dursley & Stroud
Eastington & Stonehouse
Stonehouse
Co-op Eastington, supermarket Tesco Quedgeley Drs Frampton & Quedgeley
Stonehouse & Quedgeley
Shops - varied Doctors Stonehouse
Doctors Frampton, Shops Stroud
Coop
Stonehouse, Stroud
Small shopping -> local Coop and post office; Doctor -> Stonehouse; Shopping -> Stroud, Gloucester; Dentist -> Stroud
Doctor -> Frampton on Severn; School <u>was</u> Eastington and Stroud; Shops -> Eastington, Stonehouse, Stroud
Eastington village, Stonehouse, Gloucester
Stonehouse, Gloucester, Stroud
Stonehouse + Stroud
Shops = Eastington; Doctors - Frampton
Eastington, Stonehouse, Dursley + Quedgeley
Eastington for garage, Coop, perhaps hairdresser, osteopath, etc; Stonehouse + Stroud for library, charity shops, and most shopping plus recreational activities, singing group, music; sometimes Dursley / Whitminster for fast food, fish + chips
Doctor - Frampton on Severn; Shops - Stroud or Gloucester
Stonehouse, Gloucester, Stroud, Eastington
Stonehouse

Eastington Coop, Stonehouse GP + shops, Stroud DIY + other shops Argos Tesco
Stroud
Stonehouse, Gloucester
Stroud
There is no doctor locally, nearest is Stonehouse or Frampton. Often purchase 'top up' items at local food store but this shop does not lend itself to main food shopping
Frampton on Severn, Stonehouse, Stroud
Eastington, Cheltenham, Quedgeley, Stonehouse, Bristol
Eastington, Stonehouse, Stroud, Quedgeley, Gloucester, Cheltenham
Eastington, Stonehouse, Stroud
Stonehouse, Quedgeley, Dursley, Stroud, Frampton, Gloucester
Online food shop. Local Coop. Beeches Green Doctors. Seasons nursery Stratford Road
Gloucester, Stonehouse and Stroud
Butcher - Eastington; garden centre - Whitminster; Aldi/Sainsbury's/Tesco - Stroud; Doctor - Stonehouse
Shops, doctors
Stonehouse but also most groceries are 'home delivery'
Eastington, Leonard Stanley, Gloucester, Stroud
Stonehouse
Stroud or Stonehouse
Cribbs/Cheltenham. Stroud occasionally but bad traffic. Supermarket - Stroud/Glos
Stonehouse, Stroud
Stonehouse, Stroud
Stonehouse
Stonehouse, Stroud, Dursley
Stonehouse
Eastington, Stonehouse
Stonehouse, Whitminster
Local or Stroud/Gloucester
Stonehouse / Gloucester / Cheltenham
Stroud, Cam, Dursley, Stonehouse
Eastington Co-op; Stroud
Local shop in Eastington, Eastington school, Stonehouse doctors, Stroud for bank
School - primary Eastington, secondary Dursley; Shop - Eastington; Doctors - Stonehouse
Shops

Stonehouse doctors; Dursley dentist; use village shop / Stonehouse shops
Eastington, Stonehouse, Stroud, Dursley, Gloucester
Quedgeley, Frampton on Severn
PO + shop
Stonehouse, Chipping Sodbury
Shops
Doctors - Stonehouse; School N/A - was Eastington then Dursley; Dentist - Dursley; Shops - Stroud
Stonehouse, Stroud, Gloucester, Eastington
Stonehouse / Stroud
Eastington, Stonehouse, Stroud
Eastington - shop; Gloucester - schools; Frampton - doctors
Stonehouse, Eastington, Nailsworth, Stroud, Gloucester
Co-op for small / frequent; Dentist - Stroud; Aldi for bi weekly; Doctors - Stonehouse
Stroud / Stonehouse
Eastington, Stonehouse, Bristol, Cheltenham
Stroud / Dursley
Stroud / Eastington
Shops
Stonehouse
Doctors - Stonehouse; Schools - Eastington School & Maidenhill; Shops - Gloucester or Stroud
Stonehouse; Quedgeley
Stonehouse; Stroud
Stonehouse
Eastington; Stroud; Stonehouse; Cheltenham; Gloucester; Nailsworth
Stroud
In village of Frampton
Stroud, Stonehouse
Eastington, Stonehouse, Quedgeley
Shops, doctor, etc
Stonehouse
Stroud
Stonehouse, Gloucester
Stonehouse & Stroud
Eastington, Stonehouse, Quedgeley, Stroud

Eastington, Stroud, Stonehouse, Quedgeley
Eastington, Stonehouse, Quedgeley, Stroud
Stonehouse or Stroud for banks
Eastington primary, shops (Co-op)
Stonehouse and Stroud
Stonehouse, Gloucester
Stonehouse
Local where possible
Eastington, Stonehouse, Stroud
Stroud, Stonehouse, Gloucester & Eastington
Stonehouse (GP), Stroud, Gloucester
Eastington & Quedgeley
Doctors - Stroud, Dursley Shops - Stroud, Glos, Chelt, Bristol School - n/a
Local Co-op, Frampton for doctors, Gloucester shopping
Dr - Frampton; Schools n/a; Shops - Quedgeley, Stroud, Dursley
Gloucester, Bristol, Dursley, Dudbridge, Stonehouse for doctor
Mostly Stonehouse and Stroud. Also use the Coop convenience store / PO in Eastington frequently + butchers + hairdressers
Eastington village / Stonehouse / Stroud / Dursley
School - Eastington Primary; doctor - Stonehouse; Shops - Stonehouse / Stroud / Quedgeley
Local - Stonehouse - Stroud
Shops - Coop, Stroud; Drs - Frampton
Shop, doctor
Stonehouse & misc including online shopping
Stroud / Eastington / Gloucester
Supermarkets at Quedgeley, Kingsway, Stonehouse, Stroud. Local Coop. Doctors at Frampton
Co-op
Local shop or drive to shops
Stonehouse, Dursley, Stroud, Glos
Stonehouse, Dursley, Stroud, Eastington
Use local shop & pubs. Go to Quedgeley or Stroud for shops. Doctors in Stroud as covered when moved into village
Stroud, Frampton on Severn, Cheltenham
Stonehouse, Stroud
Stonehouse doctors/dentist; shops Cam / Quedgeley / Stonehouse / Stroud local shop
Stonehouse, Stroud, Gloucester
Village Co-op / Stroud / Gloucester / Bristol. Doctors - Frampton

Local
Shops - Stroud + Gloucester; Doctor - Stonehouse; Dentist - Dursley
Stroud
Stonehouse (Doctors); shops - as local as possible
Stonehouse, Dursley, Stroud, Quedgeley, Eastington
Stonehouse
Stonehouse, Quedgeley, Stroud
Stonehouse, Eastington, Stroud
Stonehouse, Gloucester, Cheltenham, Cribbs Causeway
Frampton-on-Severn - doctors; Stroud - shopping; Gloucester, Stonehouse
Stonehouse, Gloucester, Stroud
All
Village
Stonehouse, Eastington, Quedgeley, Stroud, Gloucester
Eastington - shop, school, pubs, hairdresser; Frampton -
Doctors + dentist - Stonehouse; Stroud - usually for shopping
Shops, doctors, school, hairdresser
School - Eastington; Doctors - Stonehouse; Shops + work - Stroud
Frampton - shop/doctors; Stroud/Quedgeley - supermarket; Eastington - shop/pubs
Stonehouse; Stroud; school - Eastington
Quedgeley
Eastington, Frampton, Stonehouse

Part B – Home Working

5.2 Below are the responses to questions in Part B.

Table B1

	Question B1: Does any member of your household carry out paid work from home?		
	Yes	No	No reply
number	44	179	11
%	19%	76%	5%

Table B2

	Question B2: Would anyone in your household like to work from home if the proper facilities were available?		
	Yes	No	No reply
Number	13	11	45
%	18%	63%	19%

Table B3

	Need & already have	Need but do not have	Do not need	No reply
Telephone landline	91	0	8	135
Mobile reception	79	8	7	140
High speed broadband	61	30	6	137
Dedicated workspace	46	21	20	147
External storage space	27	13	40	154

Part C – Housing Needs

5.3 What is affordable housing?

The Government's definition of Affordable Housing as defined in its National Planning Policy Framework published in February 2019 is defined in paragraph 3.2 above of this report.

5.4 85 *Part C: Housing Needs* of the survey questionnaire were returned to GRCC's offices (as at 20th August 2019). This includes responses from residents and people working in Eastington parish, and people on Stroud District Council's housing register (Homeseeker Plus) stating Eastington as an area of preference.

5.5 According to information provided on their completed questionnaires 38 households require affordable rented housing. 16 households seek to buy affordable home ownership and may be able to afford to do so. 31 households seek to buy a property on the open market.

5.6 Information about the 38 respondents requiring affordable rented housing is shown in Table C1 below. Everyone was asked to indicate whether they have a local connection with Eastington and what it is. It should be noted that there are 3 households living outside Eastington parish who gave no indication of a local connection with Eastington parish.

Table C1: Households in need of affordable rented housing

Households in need of affordable rented housing					
Household	Dwelling type & number of bedrooms requested	Connection with Eastington	Current tenure	Reason for moving	Where would you prefer to move?
Family with daughter aged 0-18 yrs	2 bedroom house or ground floor flat	Used to live, work & close family ties	Private rented	Cheaper housing, better security of tenure & nearer to employment	Within Stroud District
Family with son aged 0-18 yrs	2 bedroom house	Live	Private rented	Cheaper housing	Eastington parish
Single person aged 0-18 yrs	1 bedroom house	Lives	Lives with family	Independent housing	Eastington parish
Single person aged 19-30 yrs	2 bedroom house	Used to live in Eastington parish	Lodges with family or friends	Independent housing	Within Stroud District
Single person aged 19-30 yrs	2 bedroom house	Lives	Lodges with family or friends	Independent housing	Within Stroud District
Single person aged 0-18 yrs	1 bedroom house, bungalow or flat	Lives, used to live and close family ties	Rents from SDC	Independent housing	Eastington parish
Family with son aged 0-18 yrs	2 bedroom house	Close family ties	HA or local authority rented	Needs to be closer to aging mother	Eastington parish
Couple aged 70+ yrs	1 bedroom bungalow	Live	Private rented	-	No preference
Single person aged 31-54 yrs	1 bedroom any type of dwelling	Lives and close family ties	Lodges with family or friends	Independent housing	Eastington parish
Couple aged 19-30 yrs	2 bedroom house	Used to live in	Private rented	Independent housing	Eastington parish

		Eastington parish and has close relatives			
Single person aged 19-30 yrs	2 bedroom any type of accommodation	Lives, works and close family ties	Lodges with family or friends	Independent housing	Eastington parish
Family with daughter aged 0-18 yrs	2 bedroom house	Live	HA or local authority rented	Closer to employment	Within Stroud District
Couple aged 70+ yrs	2 bedroom house, bungalow or flat	Live	Private rented	Better security of tenure	Within Stroud District
Single person aged 19-30 yrs	2 bedroom house or flat	Lives, close family ties	Lodges with family or friends	Cheaper	Eastington parish
Single person aged 70+ yrs	1 bedroom bungalow	Lives	Private rented	Smaller property and closer to dependent/ carer	Eastington parish
Family with 2 daughters aged 0-18 yrs & son aged 0-18 yrs	4+ bedroom house	Live, works and close family ties	Private rented	Larger accommodation	Eastington parish
Family with daughter aged 0-18 yrs & son aged 0-18 yrs	3 bedroom house or bungalow	Live, used to live, works & close family ties	Private rented	Cheaper	Eastington parish
Family with 2 daughter aged 0-18 yrs	House	Used to live & close family ties	HA or local authority rent	Daughter's family and play group live in area	Eastington parish
Family with 2 daughters aged 0-18 yrs	2 bedroom house	Used to live in Eastington parish	HA or local authority rent	Nearer to family for support	Eastington parish

Single person aged 19-30 yrs	1 bedroom any	Lives	Lives with family	Independent living	Eastington parish
The following households are on the Council's Housing Register, live outside Eastington parish, and have indicated Eastington as an area of preference.					
Family with son aged 0-18 yrs	2 bedroom house or bungalow	Close family ties	HA or local authority rent	-	Eastington parish
Single person aged 55-70 yrs	1 bedroom bungalow	Close family ties	HA or local authority rent	Larger, independent, physically adapted dwelling	Within Stroud District
Single person	1 bedroom bungalow	Close family ties	HA or local authority rent	Closer to carer or dependent	Within Stroud District
Single person aged 70+ yrs	1 bedroom bungalow, ground floor flat or sheltered	Close family ties	HA or local authority rent	Physically adapted dwelling, closer to carer or dependent, and a medical and welfare need	Eastington parish
Single person aged 31-54 yrs	1 bedroom house or bungalow	Close family ties	Tied accommodation to employment	Changing job	Within Stroud District
Single person aged 19-30 yrs	1 bedroom house or bungalow	Close family ties	Living with family or friends	Threat of homelessness	Within Stroud District
Family with daughter aged 0-18 yrs	3 bedroom house, bungalow or flat	Used to live, works and close family ties in parish	HA or local authority rent	Closer to work	Eastington parish
Single person aged 70+ yrs	1 bedroom bungalow	Close family ties	Private rent	Physically adapted home	Eastington parish
Couple aged 70 + yrs	1 bedroom bungalow	Used to live	HA or local authority rent	Smaller accommodation	Within Stroud District

Single person aged 31-54 yrs	1 bedroom house or flat	Works in parish	Living with parents	Independent living	Within Stroud District
Single person aged 19-30 yrs	1 bedroom house, bungalow or flat	-	Private rent	Cheaper accommodation	Within Stroud District
Single person aged 31-54 yrs	1 bedroom house, bungalow, flat or sheltered	Used to live, close family ties in parish	HA or local authority rent	Closer to carer/dependent and avoid harassment	Within Stroud District
Couple aged 55-70 yrs	2 bedroom bungalow	-	HA or local authority rent	Smaller, partner has illness	Within Stroud District
Single person aged 55-70 yrs	1 bedroom ground floor flat or sheltered	-	HA or local authority rent	Larger accommodation	Within Stroud District
Couple aged 19-30 yrs	1 bedroom house or flat	Work in parish	Living with family or friends	Homeless or threatened with homelessness	No preference
Family with 2 sons & 1 daughter	3 bedroom house	Work in parish	HA or local authority rent	Larger accommodation & closer to work	Eastington or Stroud District
Family with 2 daughters aged 0-18 yrs	2 bedroom house	Close family ties	HA or local authority rent	Closer to work	Eastington or Stroud District
Single person	1 bedroom house, bungalow or ground floor flat	Used to live in parish	HA or local authority rent	Closer to carer/dependent	Stroud District

5.7 20 of the respondents living outside Eastington parish are known to be on Stroud District Council's Housing Register and a further 13 households indicated they are on Stroud District Council's housing register.

5.8 Details of the 16 households seeking affordable home ownership are shown in the Table C2 below.

Table C2: Households in need of affordable home ownership

Households in need of affordable home ownership					
Household	Dwelling type & number of bedrooms sought	Connection with Eastington	Current tenure	Reason for moving	Where would you prefer to move?
Family with daughter aged 19-30 yrs	2 bedroom house, bungalow or flat	Live	Own with mortgage	Closer to employment	No preference
Family with 2 daughters aged 19-30 yrs & daughter aged 0-18 yrs	4+ bedroom house	Live & close family ties	Own with mortgage	Divorce	Eastington parish
Single person aged 31-54 yrs	2 bedroom house or flat above ground floor	Close family ties	Owens with mortgage	Live closer to family	Within Stroud District
Single person aged 31-54 yrs	1 bedroom house	Used to live	Private rented	Cheaper	Eastington parish
Couple aged 19-30 yrs	2 bedroom house	Used to live	Private rented	Larger	Eastington parish
Single person aged 31-54 yrs	1 bedroom house, bungalow or flat	Lives	Lodges with family or friends	Independent housing	Within Stroud District
Single person aged 31-54 yrs	2 bedroom house	Lives	Shared ownership	Larger	Eastington parish
Single person aged 55-70 yrs	1 bedroom bungalow or ground floor flat	Lives	Shared ownership	Physically adapted home with no stairs	Stroud District but dependent upon available services
Family	2 bedroom house	Live & close family ties	HA or local authority rented	Better security?	Eastington parish

Single person	2 bedroom bungalow	Lives	HA or local authority rented	Smaller	Eastington parish
Couple aged 31-54 yrs	2 bedroom house or bungalow	Live	Own with mortgage	Cheaper & to avoid harassment	Eastington parish or outside Stroud District
Family with son aged 0-18 yrs	3 bedroom house	Live	Private rented	Smaller & cheaper	Stroud District
Single person aged 31-54 yrs	3 bedroom house	Lives, close family ties	Shared ownership	Larger	Eastington parish
Family with 2 sons aged 0-18 yrs	2 bedroom house, bungalow or flat	Live	Own with mortgage	Smaller	Eastington parish
Family with 2 daughters 0-18 & 1 son aged 0-18 yrs	3 bedroom house or ground floor flat	Work	Private rent	Cheaper	Stroud District
Couple aged 19-30 yrs	2 bedroom house, bungalow or flat above ground floor	-	Private rent	Independent housing	No preference

5.9 Details of the 31 households seeking to buy accommodation on the open market are shown in Table C3 below.

Table C3: Households seeking to buy on the open market

Households seeking to buy on the open market					
Household	Dwelling type & number of bedrooms sought	Connection with Eastington	Current tenure	Reason for moving	Where would you prefer to move?

Family with daughter aged 19-30 yrs	4+ bedroom house	Live & work	Own with mortgage	Smaller	No preference
Family with daughter aged 19-30 yrs	2 bedroom house	Work	Own outright	Closer to employment	Eastington parish
Couple aged 70+ yrs	2 bedroom ?	Live	Own with mortgage	If there is too much building	-
Single person	3 bedroom house	Lives	Own outright	Larger	Eastington parish
Couple	2 bedroom house	Live	Own outright	Smaller	Eastington parish
Family with daughter aged 0-18 yrs	4+ bedroom house	Live	Own with mortgage	Larger	No preference
Couple aged 19-30 yrs	2 bedroom flat	Live	Own outright	Smaller	No preference
Family	4+ bedroom house	Live	Own with mortgage	Larger	Stroud District
Family with 2 sons aged 0-18 yrs & daughter aged 0-18 yrs	3 bedroom house or flat	Live	Own with mortgage	Closer to employment	No preference
Family with son aged 0-18 yrs	3 bedroom house	Live	Own with mortgage	Larger	No preference
Family with son aged 0-18 yrs	4+ bedroom house	Live	Private rent	Larger	Stroud District
Family with 2 sons aged 0-18 yrs	3 bedroom house or bungalow	Live	Own outright	Larger	Stroud District
Couple aged 70+ yrs	3 bedroom bungalow	Live	Own outright	Physically adapted home	Eastington parish
Couple aged 31-54 yrs	4+ bedroom bungalow	Live	Private rent	Larger	No preference
Single person 55-70 yrs with new partner	2 bedroom ?	Live	-	-	-

Single person	2 bedroom house, bungalow or flat	Live	Own outright	Somewhere to live	-
Family with daughter aged 19-30 yrs	2 bedroom bungalow	Live	Own outright	Need a bungalow	Eastington parish
Couple	-	Live	Own outright	Move away from over-developed locality	-
Family	4+ bedroom house	Live	Own with mortgage	Larger	No preference
Single person aged 55-70 yrs	2 bedroom house or bungalow	Live	Own outright	smaller	No preference
Family	3 bedroom house	Live	Private rent	Smaller	Stroud District
Single person aged 70+ yrs	2 bedroom bungalow	Live	Own outright	Smaller	Eastington parish
Family with 2 sons aged 0-18 yrs	4+ bedroom house	Live	Own with mortgage	Larger	Eastington parish
Couple aged 55-70 yrs	2 bedroom bungalow	Live	Own with mortgage	Smaller	Eastington parish
Single person aged 19-30 yrs	1 bedroom any	Live	Live with family/friends	Closer to employment	No preference
Family with son aged 0-18 yrs & daughter aged 0-18 yrs	4+ bedroom house	Live	Own with mortgage	Larger	No preference
Couple aged 70+ yrs	3 bedroom house	Live	Own outright	Smaller	No preference
Family with son aged 0-18 yrs & daughter aged 0-18 yrs	3 bedroom house	Live	Own with mortgage	Move away from Great Oldbury	Outside Stroud District
Single person	3 bedroom care home	Live	Own outright	Care home	Stroud District
Family with 2 daughters aged 0-18 yrs	4+ bedroom house	Live	Own with mortgage	Larger	Eastington parish

Couple	2 bedroom house or bungalow	Used to live & close family ties	Own with mortgage	Larger	Eastington parish
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6. Affordability

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

6.2 In simple 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 on the 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, rent paid in advance, service charges, application or administration fee and reference fee.

Home ownership

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

6.6 Using information gained from HM Land Registry, it is possible to obtain the average prices of properties sold in Eastington parish in the 12 months prior to January 2019. These are shown in the table below.

Average Prices of residential properties in Eastington sold in the 12 months to March 2019 (according to HM Land Registry)

Average House Prices in Eastington parish		
House Type	Price (£)	Number of Sales
Detached	£409,000	7
Semi-detached	£272,182	11
Terraced	£265,200	5
Flats	£178,000	1
Other	£981,000	2
All	£358,577	26

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

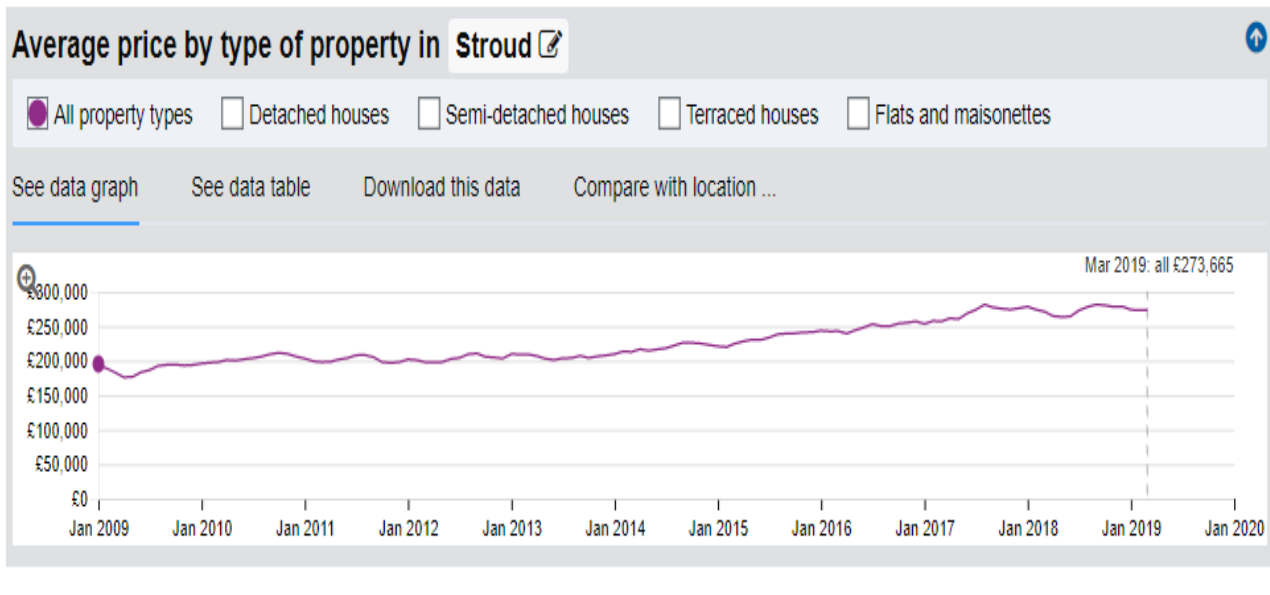
- Figures were obtained from “www.rightmove.co.uk” with data supplied by HM Land Registry.
- There are sometimes delays in registrations of sales and this may result in under-counting of property sales.

6.8 Unfortunately, neither the number of bedrooms in each property nor the internal gross floor area are supplied.

6.9 The average price of properties sold does not necessarily reflect the average value of all properties in the parish. In a small village such as Eastington the numbers of sales can be small and consequently the average house prices can be skewed by one or two house sales if the property is of a very high or low value. According to the Land Registry the highest priced dwelling sold in the 12 months prior March 2019 was £1,250,000 and the lowest priced dwelling was £178,000.

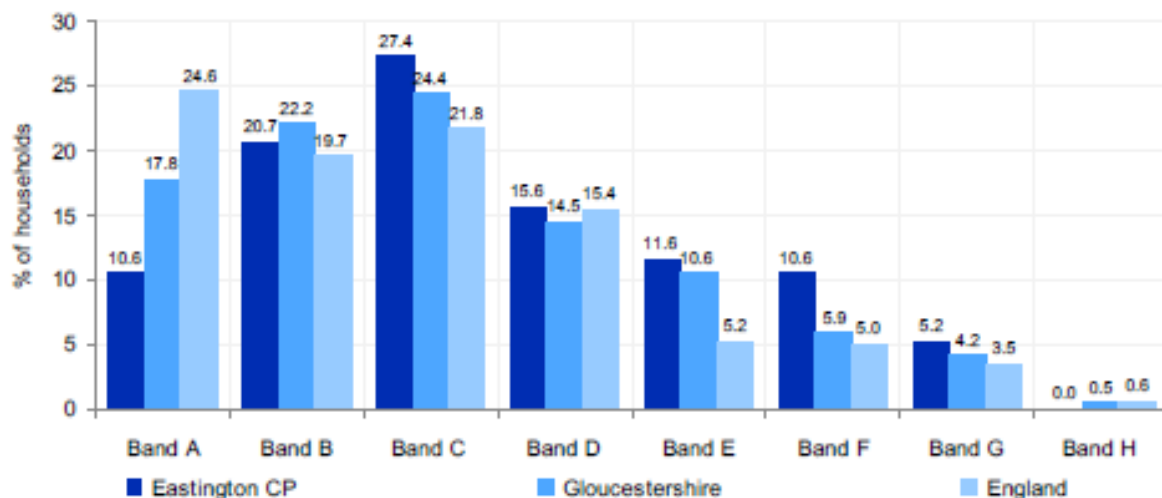
6.10 HM Land Registry tells us that the average price of residential properties sold in Stroud District was £273,665 in March 2019.

6.11 HM Land Registry tells us that for Stroud District average house price increased by 0.9% in the twelve months up to March 2019.



6.12 The distribution of dwellings by council tax banding for Eastington, Gloucestershire and England is shown in the table above. Eastington has a disproportionately large number of dwellings in bands C, D, E, G & G representing the middle and higher priced properties (with the exception of band H).

Figure: Dwelling stock by council tax band
Source: Valuation Office Agency (2015)



Example Calculation for a Mortgage

6.13 When applying for a mortgage the applicant is usually subject to an affordability assessment by the provider, who determines how much mortgage they are prepared to lend. In today's financial market a household may obtain a mortgage of around 4 times their gross annual income, dependent upon their financial circumstances, and require a deposit of a minimum of 5% of the purchase price.

6.14 To afford the average price of a terraced house sold in the 12 months prior to March 2019 (£265,000) in Eastington a household would require a mortgage amounting to £251,750 assuming they have a deposit of £13,250. Based on an interest rate of 4% and repayment over a period of 25 years the monthly repayments would be £1342.91. A larger deposit would reduce the size of the mortgage and hence a lower annual income could support the mortgage.

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

Area	Median gross annual earnings (residents in local authority area) £
Cheltenham	£24,796
Cotswold	£21,399
Forest of Dean	-
Gloucester	£21,689
Stroud	£23,783
Tewkesbury	£23,321
Gloucestershire	£23,144
South West	£21,807
England	£23,337

Source: *Annual Survey of Hours and Earnings for 2016, Office of National Statistics – revised 2019*

- The median gross annual earnings of residents in Stroud District is £23,783 in 2016, which is slightly higher than the corresponding county figure of £23,144, and national figure of £23,337.

- A person in receipt of a median income in Stroud District (£23,783) would be unable to purchase the lowest price dwelling (£173,000) sold in Eastington parish in the 12 months to March 2019 without a considerable deposit of around £77,868.
- Many potential first time buyers struggle to meet the costs of buying their own home.

Private rented

6.15 Information gained from 'Rightmove.com' reveals the rents per calendar month (pcm) for the following property types available for rent in the Eastington and surrounding area in June 2019:

1 bed flat (Stonehouse).....	£550 pcm
1 bed penthouse (Eastington).....	£795 pcm
2 bed flat (Cashers Green).....	£550 pcm
2 bedroom house (Cairnscross)	£650 pcm
3 bed house (Stonehouse).....	£800 pcm

6.16 Local authorities, housing associations and housing organisations generally consider a household's housing costs should not exceed one third of a household's gross income. Households on low incomes are more sensitive to higher percentages of their income being spent on housing costs. Based upon a housing cost of one third of a household's gross income, a minimum gross annual income required to rent different sizes of accommodation is outlined below:

- a 1 bedroom flat is £19,800
- a 2 bedroom house is £23,400
- a 3 bedroom house is £28,800

Of course, the rent does not include running costs e.g. council tax, fuel bills etc. For someone in receipt of the median gross income (£21,399) in Cotswold District to rent a two or a three bedroom house would be unaffordable.

7. Existing Affordable Housing Stock

7.1 As at June 2019 Eastington parish has the following affordable housing:

Property type	No. of Units	
	Stroud District Council	Registered Provider
1 bed bungalow	29	2
1 bed house	3	0
2 bed flat	4	0
2 bed bungalow	9	2
2 bed house	0	23
3 bed flat	1	2
3 bed house	15	9
4 bed house	0	1
Total	61	39

7.2 Since September 2016 there have been 6 re-lets:

- 1 bed sheltered bungalow x 3
- 1 bed bungalow x 1
- 2 bed house x 1
- 2 bed flat x 1

Summary

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

8.2 The information gained from this survey is a key element for assessing local needs. Some key issues arising from the survey are:

- The survey identified 54 respondents in need of affordable housing, 38 of whom require affordable rented and 16 who may be able to afford affordable home ownership. 3 of these households indicated they had no local connection with Eastington.
 - Experience informs us that it is difficult to get data on the housing needs of young people in surveys of this type. Consequently, young people are frequently underrepresented in surveys of this type.
 - This report includes those who have expressed a genuine housing need and require affordable housing.
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8.3 Future housing development in Eastington parish should take account of future anticipated housing need as well as the number of households in immediate need.

8.4 In the current housing market some potential purchasers, particularly first time buyers, are experiencing difficulties obtaining a mortgage despite mortgage interest rates being close to a record low. In November 2017 the Bank of England Base Rate was raised from an all-time low of 0.25% to 0.5%, and again in August 2018 to 0.75% where it remains today. First time buyers often have a lower deposit to put down towards the purchase price of a property compared to those who are selling on and buying another property.

Mortgage lenders often charge higher rates of interest to buyers with smaller deposits. Hence, first time buyers may be charged higher rates of interest, as well as encountering charging arrangements/ administrative fees.

9. Conclusion

9.1 This survey of Eastington parish has identified that there are 54 households who have identified themselves as being in need of affordable housing over the next five years, 50 of whom have indicated a local connection with Eastington. Assessment of the information provided by the returned survey questionnaires affirms all 54 households require affordable housing.

10. Recommendations

10.1 In addition to this report being made available by GRCC to Stroud District Council it is recommended that:

- a) This report is placed on the parish council's website, and made available to parishioners upon request (on line or in the form of a hard copy in a publically accessible place e.g. village hall).
- b) Anyone who is in need of affordable housing is encouraged to apply on Stroud District Council's Housing Register (Homeseeker Plus www.homeseekerplus.co.uk). For housing advice contact SDC on tel 01453 754078 or email housing.advice@stroud.org.uk