

East Meon Housing Needs Analysis – Summary

What is the Housing Needs Analysis and why was it done?

The Housing Needs Analysis (HNA) was a study of local housing needs in East Meon; it was paid for by the Parish Council using a grant from the local planning authority. It was done by an independent company who have a lot of experience running these surveys in similar villages. The HNA will be an important part of the evidence which the village submits to support the proposed Neighbourhood Plan.

The Housing Needs Analysis consists of:

- 1) **Information about the parish** - an analysis of the local population changes, economic activity, and housing in East Meon and East Hampshire overall from 2001-2011 (2011 was used because it is the last time a national Census was carried out);
- 2) **An analysis of the wider housing market** as it applies to East Meon;
- 3) An analysis of **social housing supply and demand**;
- 4) **A household survey** of residents in East Meon parish (village and surrounding countryside parts of the parish), about their future housing needs and preferences, done in March 2015.
- 5) **Interviews** with the relevant Housing Association, local estate agents, and the village School.
- 6) **Summary** and Conclusions

What did the Housing Needs Analysis tell us?

East Meon has grown twice as fast as East Hants over 2001 to 2011.

The proportion of children and younger adults is falling, and the proportion of adults 45-64 is rising.

Demand for housing in East Meon is always more than supply, as it is a popular village. The main types of new housing people want to see are homes for first-time buyers, small homes for singles and couples, and 2-3 bedroom houses for starter families and people down-sizing.

East Meon is more expensive than the rest of East Hants, with low affordability for people on low or average incomes, whether renting or buying.

East Meon has twice the proportion of social rented housing than the rest of East Hants.

There will be a supply of 36 homes made available by people moving over the next 5 years; and 24 households would like to move within the parish over that time. Thus before looking at type of housing, there is enough housing becoming available to satisfy demand locally.

When we examine the type of housing which these 24 households need, (size, type etc.), the parish needs approximately 20 new houses to satisfy the needs of local people. (This is an estimate only,

based on a snapshot survey which was not filled out by everyone, so there is potential for it to be slightly inaccurate).

The full report of the Housing Needs Analysis is on the Parish website.

Information about the Parish

- the population grew from 1,118 to 1,257 between 2001 and 2011 – 12.4%. This is twice the rate for East Hampshire which grew at 5.8%.
- there were 547 households in 2001 compared to 481 in 2011.
- compared to East Hampshire and England overall, the parish has a lower percentage of children, of adults aged 18-44, and of over 85's.
- there is a larger proportion of people aged 45-64 compared to East Hants.
- compared to 2001, the proportion of children, and of adults aged 20-44, has fallen.
- people who are economically active are more likely to be in higher and medium level occupations and self-employment.
- the proportion employed in Agriculture Forestry and Fishing and in Real Estate Activities is much higher than East Hants.
- residents are healthier and are less likely to have limitations in their day to day activities even though there is a high proportion of older residents in the parish.

The housing stock:

- East Meon has a very high proportion of detached houses and bungalows with a very low proportion of terraced homes, flats and apartments;
- has a high proportion (over 75%) of homes that have 3 bedrooms or more;
- has twice as much social rented housing (23%) as East Hants (12%), and this has increased since 2001, in contrast to East Hants and nationally where it has decreased.
- has a high demand because of its location in the National Park.
- has more expensive house prices than the district.
- there is little supply of re-sale, market rental, social or affordable housing in the parish every year.
- although many households on the waiting list for social housing want to live in the parish, limited supply means long waiting times.

The wider housing market

- existing and new households are priced out of the market to a great extent.
- a dual income household earning the equivalent of two average wages, with a 20% (£50,000) deposit, could afford to buy the cheapest properties in East Meon.
- the cheapest private rentals are more than twice what a dual income low earning household could afford.

Social housing supply and demand

- there are currently 109 social rented and shared ownership homes in the parish;
- in the last 12 months there were 8 re-lets (a 7% vacancy rate);

- according to the housing register, 20 households with a local connection are seeking a social rented tenancy of which 3 are assessed as in less urgent housing need; and
- there are 8 households with a local connection that are seeking a size and type of housing that is not present in East Meon.

The household survey

- a majority of residents said they favoured: small homes for singles and couples; small family homes (2/3 bedroom); and smaller homes to enable people to downsize.
- 38 respondents said “no new homes should be built’ and 76 disagreed.
- around one third of responses cautioned about the impact of future development on the character of the village.
- the 3 types of new household supported by the most people were: homes affordable to first time buyers; homes to rent (private) affordable to average income households; and part buy/part rent (shared ownership).
- the amenities most people supported were: the village shop, the post office, and public transport, the village hall, faster broadband. There was also support for the football pitch, the multi-use court, better facilities for visitors, and more amenities for children.
- the survey estimated the additional housing needed to meet the requirements of people wishing move to more suitable housing in the parish. This is referred to as ‘local need’.
- 40 households said that they were seeking to move home at some point over the next 5 years. The most frequent reason given was to downsize. The second most frequent reason was because of employment.
- 11 households expected to move within the parish and 11 more would consider moving within the parish if suitable housing they could afford was available.
- there is a clear trend to move from semi-detached houses to bungalows and a smaller trend for some households to become outright home owners. Many households currently occupying 5+ bedroom homes are seeking to downsize. As a consequence the net demand for 3 bedroom homes is estimated to see a significant increase.
- on a simple supply and demand basis there is a demand for 24 homes and a supply of 36 homes released by moving households in the next five years, leading to an excess of 12 homes over those needed, which would be filled by new arrivals.
- however the future local need was estimated by studying the difference between the likely supply of housing and the requirement of the moving households. It is estimated that there is a need to provide additional housing for 20 households whose needs will not be met by what will become available.
- the broad conclusion from the evidence is that the ageing population is seeking to downsize, and some will require specialist housing when moving home.

Stakeholders

- the village primary school has the capacity to fully meet demand for school places for children in the village. Surplus places are taken by children living nearby.
- Radian Housing Association has no plans to build additional housing in East Meon.

