

# CHADLINGTON

# HOUSING NEEDS SURVEY REPORT

April 2024



**Community First Oxfordshire**

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## ABOUT COMMUNITY FIRST OXFORDSHIRE

CFO is a **community development charity**. We help communities and individuals to identify issues that affect them and find their own solutions. We support and advise volunteer-led actions in Oxfordshire, helping hundreds of volunteers fulfil many roles in their communities. We support the principles of Asset-based Community Development. We think that stronger, more sustainable communities are built using the skills and gifts that people already have.

CFO offers a **Rural Housing Enabling Service**, funded by Defra via Action with Communities in Rural England. We can support communities who want to deliver affordable housing for their residents, working to identify local housing need, find a suitable site, get a planning permission, and build the home.

As part of our enabling service, In March 2024, **Chadlington Parish Council** asked CFO to undertake a parish-wide Housing Needs Survey.

## SURVEY AIMS

The aims of the March 2024 Chadlington Housing Needs Survey were to help establish:

- The extent of local affordable housing need in the parish.
- Levels of support for the principle of providing housing for those with local connections to Chadlington.

## DISTRIBUTION AND RESPONSE

In order to carry out the Housing Needs Survey, questionnaires and *Freepost* return envelopes (addressed to CFO) were hand-delivered to parish dwellings in March 2024 by volunteers from Chadlington Parish Council.

CFO, liaising with the Parish Council, prepared the structure of the survey. CFO analysed the returned surveys and prepared this report. The survey does not claim to be representative of the entire population of the parish.

The survey responses were analysed in two parts. All respondents were asked to complete Part One of the questionnaire. Part Two was for whole households (or individuals within a household) which need an affordable home and want to stay in Chadlington.

### Summary

- Surveys were hand-delivered to 372 households in the parish, by Parish Council volunteers (including 3 to the school).
- 105 completed surveys were returned - a response rate of **28%**. 4 surveys were completed after the closing date which are not accounted for in this report. These late surveys did not express a housing need.
- 103 respondents answered the question *do you support the principle of providing housing for those in need who have local connections to Chadlington?*
  - **80% of respondents said YES**
  - 5% said NO
  - 15% said MAYBE

- 104 respondents answered the question *would you support a site being developed in Chadlington to provide a small number of homes for those with local connections in housing need?*
  - **66% of respondents said YES**
  - 10% said NO
  - 24% said MAYBE
- No information is known about the non-respondents, and no assumption has been made about their needs or requirements.

## **THE PARISH OF CHADLINGTON PARISH AND THE LOCAL HOUSING MARKET**

Chadlington is a parish within the District of West Oxfordshire. It has a good range of facilities, which includes a primary school, a community shop, a butcher's, a café, a pub, a parish church, a village hall, sports and social club and a bowling club. It is a strong and vibrant community with regular community events, clubs, and societies.

It is situated approximately 3.5 miles from Chipping Norton, a small market town and is 3 miles from the nearest railway station at Charlbury, which has regular services into London. There is a bus service to Witney and Chipping Norton and a commuter bus twice a day to Oxford.

House prices in the parish are very high. In the last year the average house price was £737,950, with the cheapest mid-terrace house being £325,000 (Zoopla). Only 5 properties are showing as sold in the last year. There is little availability for private rent. At the time of writing, one 2-bed property was available at a rent of £1,250 per month. There is also a limited amount of affordable housing with approximately 49 homes classified as social housing according to the 2021 Census.

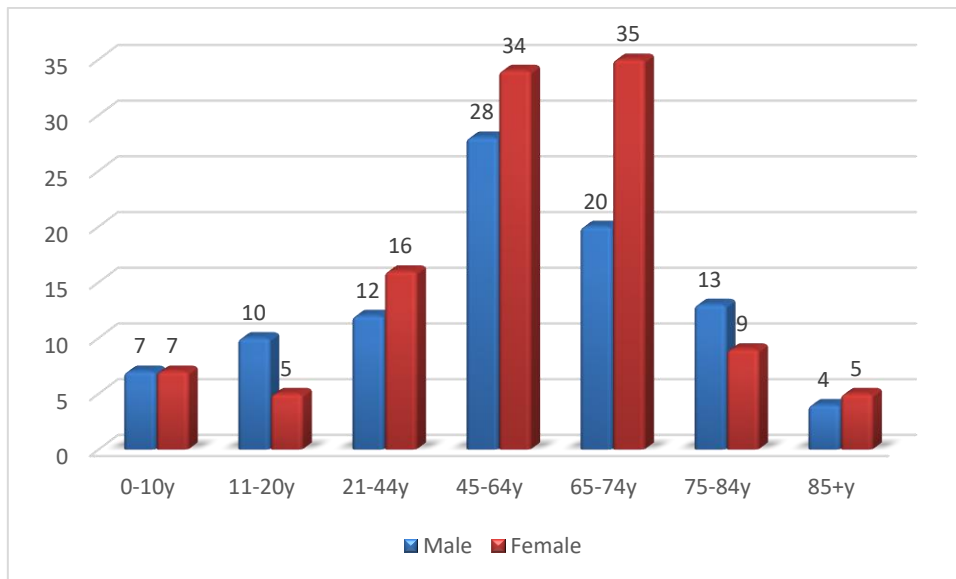
Chadlington falls within the Cotswolds National Landscape area and, as such, under the West Oxfordshire Local Plan 2031 development will only be approved if there is a demonstrated need for local housing identified either through a Neighbourhood Plan or an affordable housing needs assessment.

## SURVEY RESULTS PART 1 – YOUR HOUSEHOLD

- Total responses: 105
- Note: graphs are based on total responses. Where the total is less than 105, a respondent(s) declined to answer the question

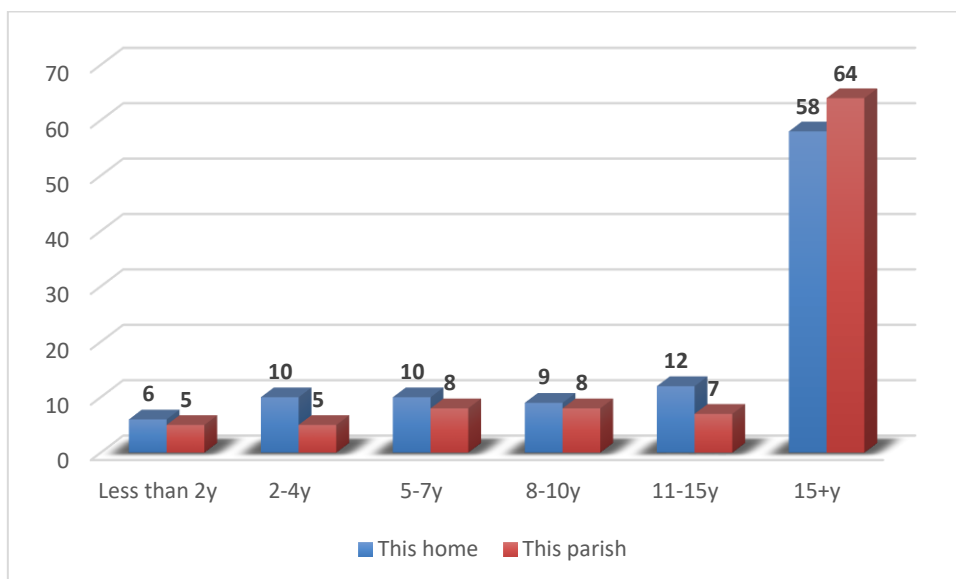
### 1. How many people of each age group live in your household?

**TOTAL RESPONDENTS = 100 (205 INDIVIDUALS)**



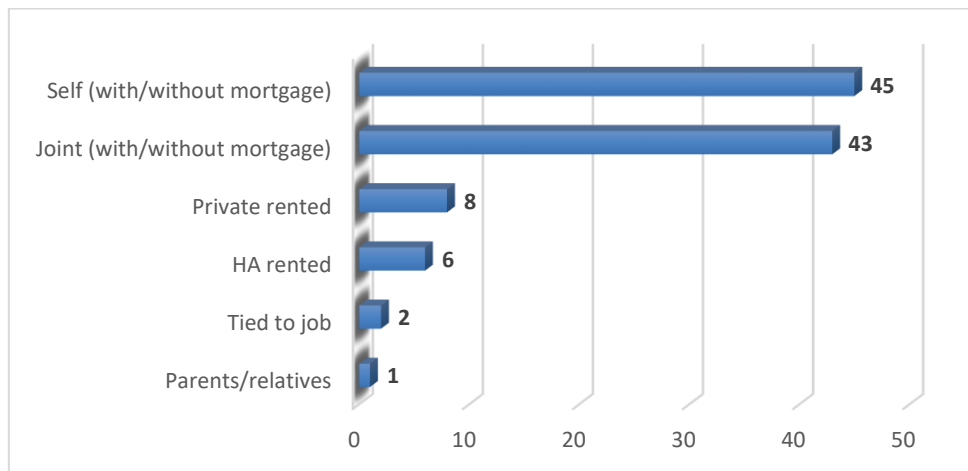
### 2. How long have you lived in the parish of Chadlington?

**TOTAL RESPONDENTS = 105**



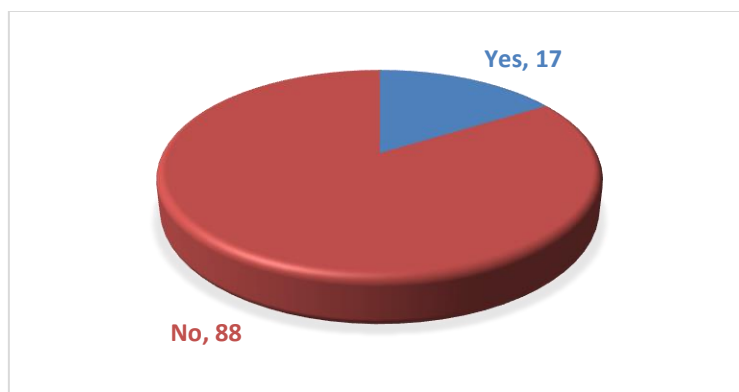
**3. Who owns the home you live in now?**

**TOTAL RESPONDENTS = 105**



**4. Have any members of your household left the parish of Chadlington in the last 5 years?**

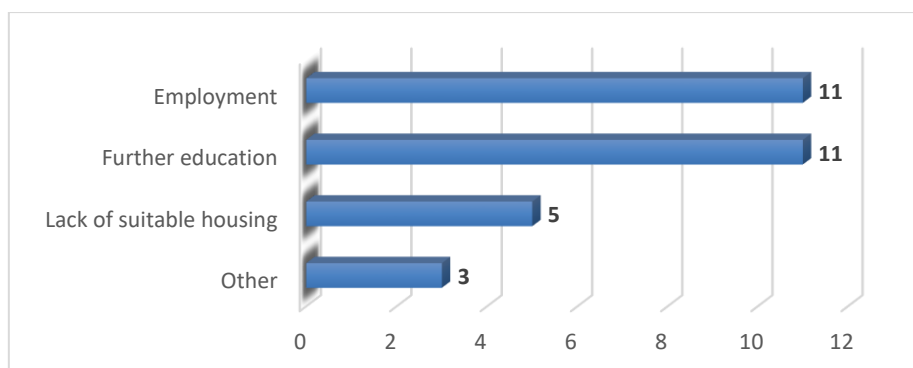
**TOTAL RESPONDENTS = 105**



*Of the 17 respondents that answered 'yes', 28 individuals were recorded as leaving*

**5. Why did they leave?**

**TOTAL RESPONDENTS = 16 (30 TOTAL CHOICES)**

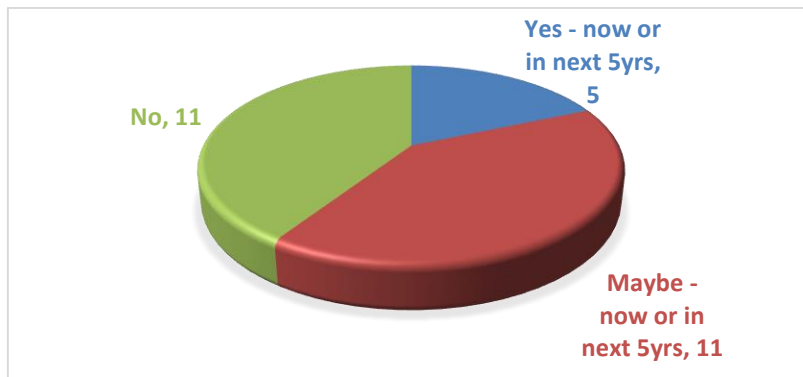


**Other (3 comments):**

Separation	2	Moved in with partner	1
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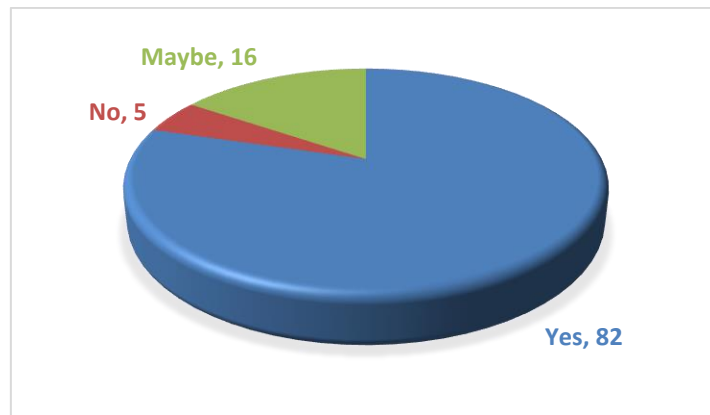
6. Would they return if their housing needs could be met in the parish of Chadlington?

**TOTAL RESPONDENTS = 17 (27 TOTAL CHOICES)**



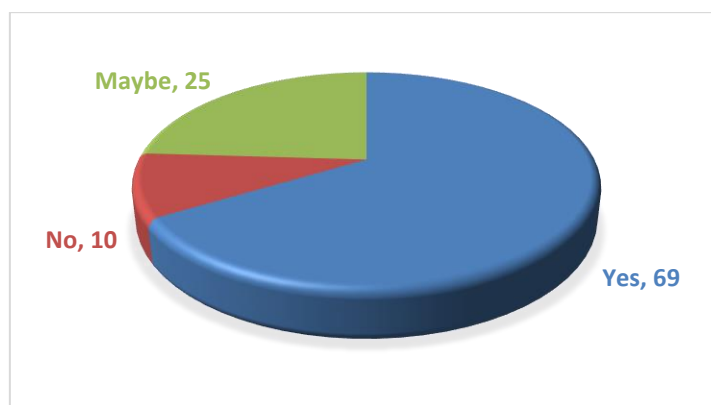
7. Do you support the principle of providing housing for those in need who have local connections to the parish of Chadlington?

**TOTAL RESPONDENTS = 103**



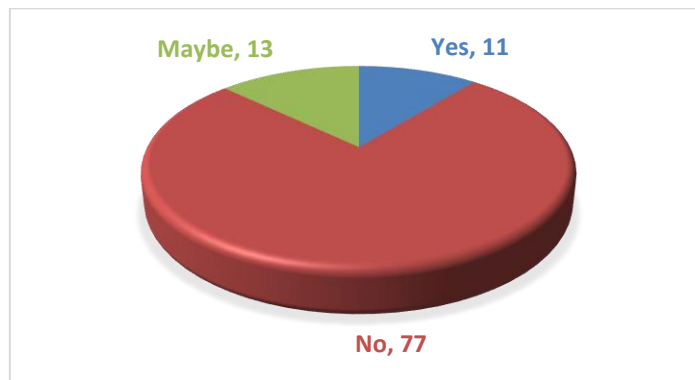
8. Do you support a small development of homes for those in affordable housing need with local connections to the parish of Chadlington?

**TOTAL RESPONDENTS = 104**



9. If the opportunity could be provided in the parish of Chadlington for self-build plots, would you be interested in taking on a project to build your own home?

**TOTAL RESPONDENTS = 101**



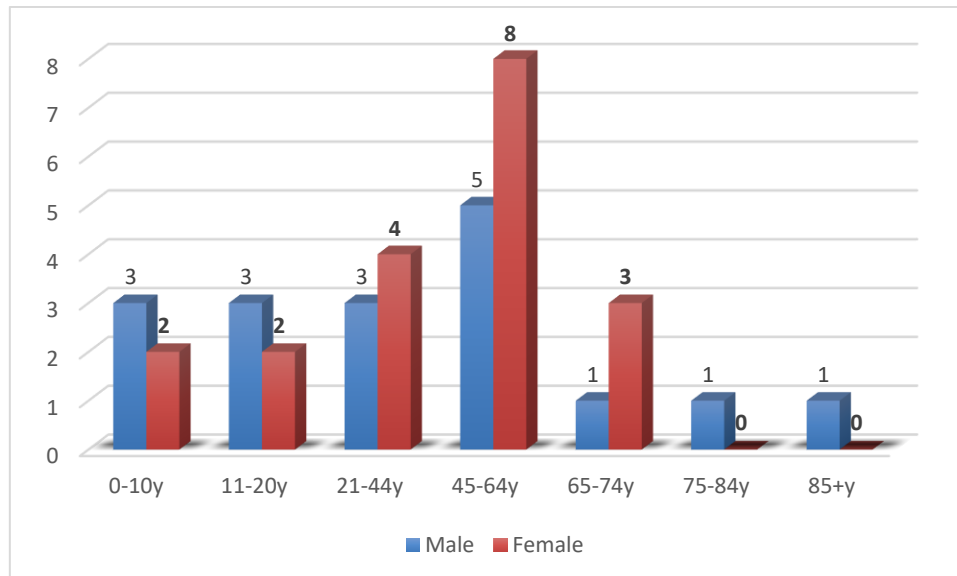


## SURVEY RESULTS PART 2 – YOUR HOUSING NEEDS

- Total responses: 18
- Note: graphs are based on total responses. Where the total is less than 18, a respondent(s) declined to answer the question

10. How many people of each age group would live in the new home (include carers if support needed to live independently)?

**TOTAL RESPONDENTS = 18 (36 INDIVIDUALS)**



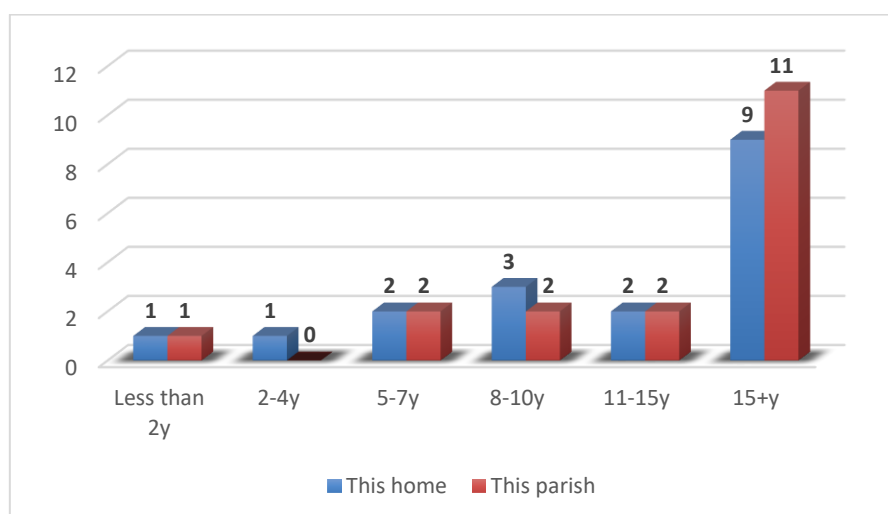
11. Do you live in the parish of Chadlington?

**TOTAL RESPONDENTS = 18**

*All 18 respondents answered 'yes'*

12. How long have you lived in the parish of Chadlington?

**TOTAL RESPONDENTS = 18**



13. If you DO NOT live in the parish of Chadlington, where do you live?

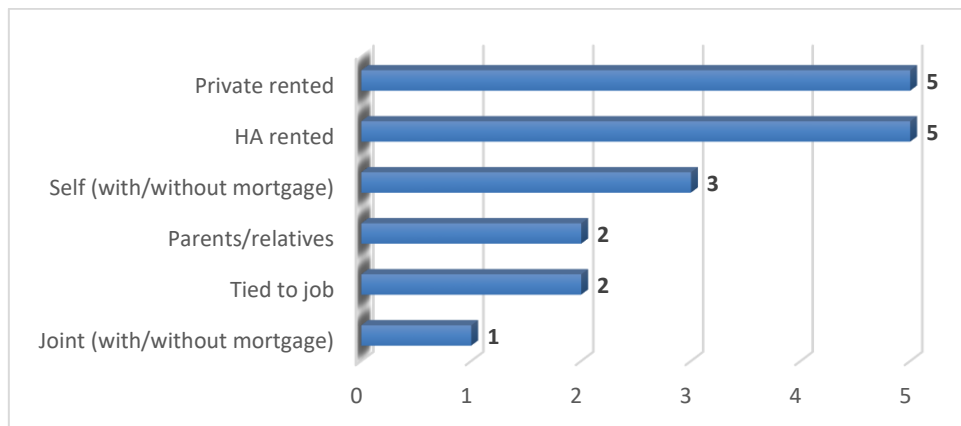
**TOTAL RESPONDENTS = 0**

14. If you DO NOT live in Chadlington, tell us about your local connections.

**TOTAL RESPONDENTS = 0**

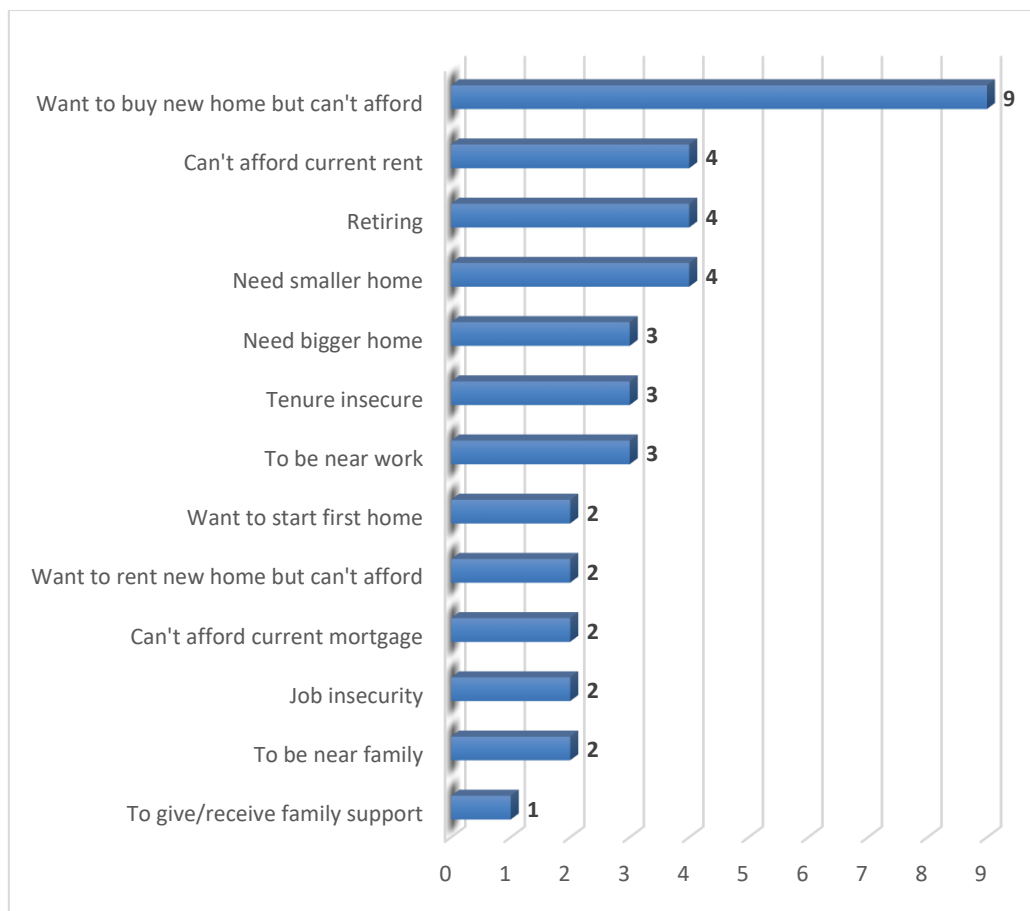
15. Who owns the home you live in now?

**TOTAL RESPONDENTS = 18**



16. Why does your household need a new home?

**TOTAL RESPONDENTS = 18 (41 TOTAL CHOICES)**



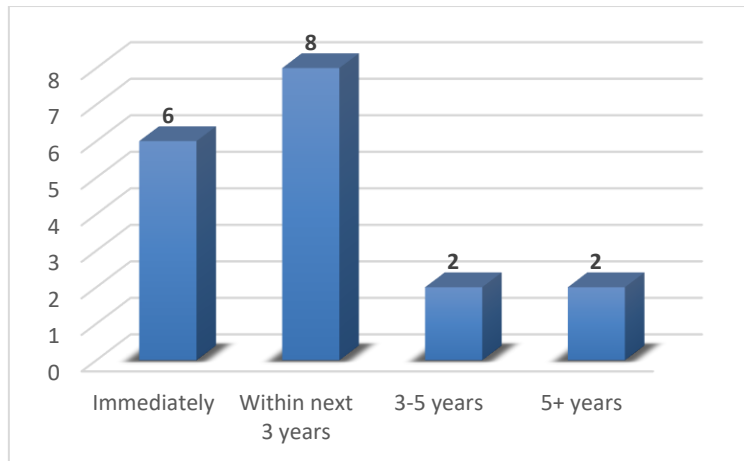
17. What is the occupation of all those aged 16+ who would live in the new home?

**TOTAL RESPONDENTS = 15 (21 TOTAL OCCUPATIONS)**

*A separate list has been compiled.*

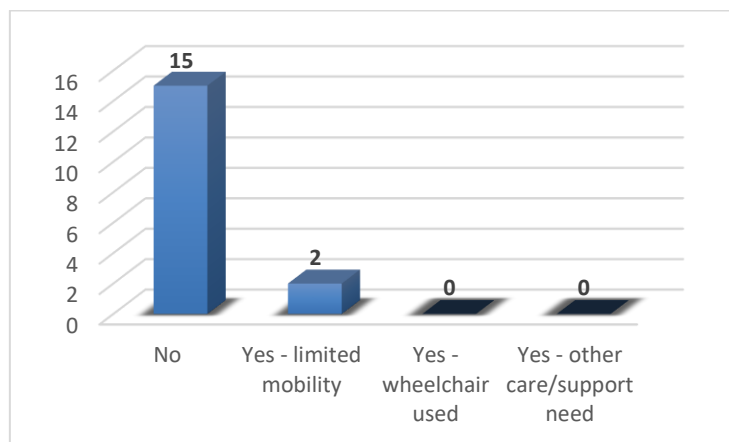
18. When are you planning to move?

**TOTAL RESPONDENTS = 18**



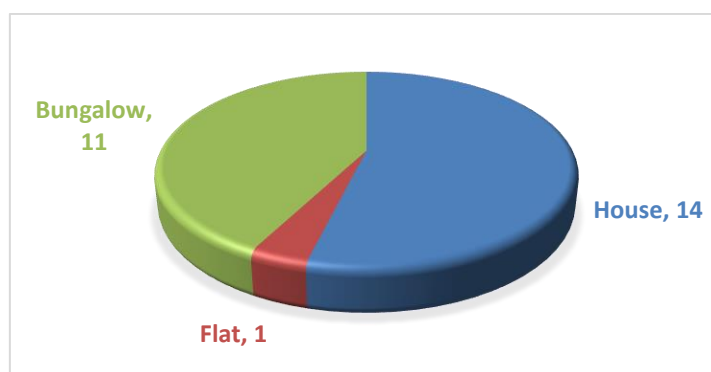
19. Does anything affect the type of home you need?

**TOTAL RESPONDENTS = 17**



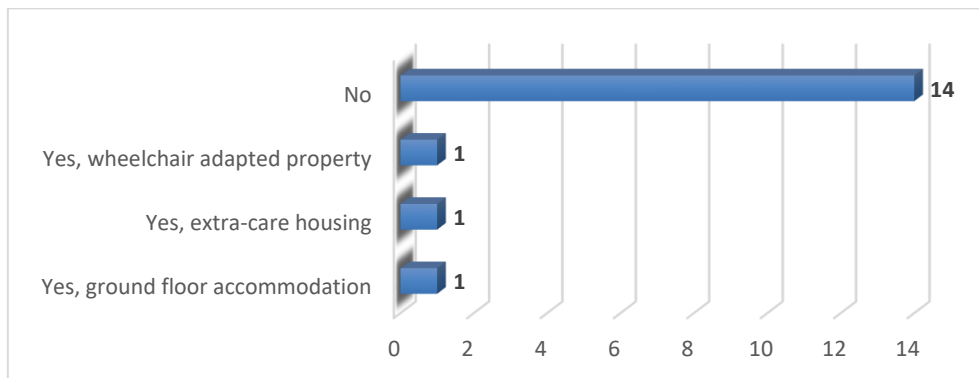
20. What type of home would best meet your needs?

**TOTAL RESPONDENTS = 17 (26 TOTAL CHOICES)**



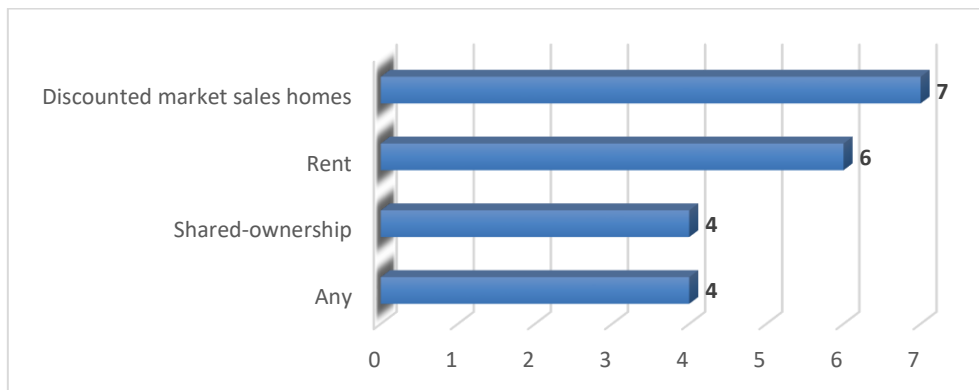
**21. Does anyone in your household have a specialist housing need? If so, what type do they require?**

**TOTAL RESPONDENTS = 16**



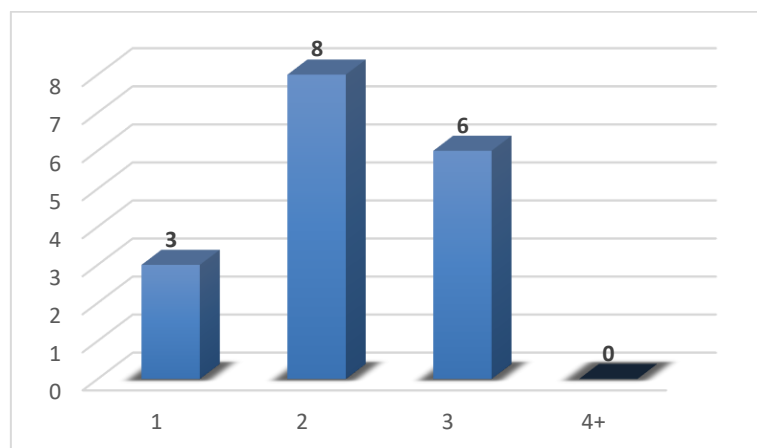
**22. Which of the following affordable housing options would be best for you?**

**TOTAL RESPONDENTS = 16 (21 TOTAL CHOICES)**



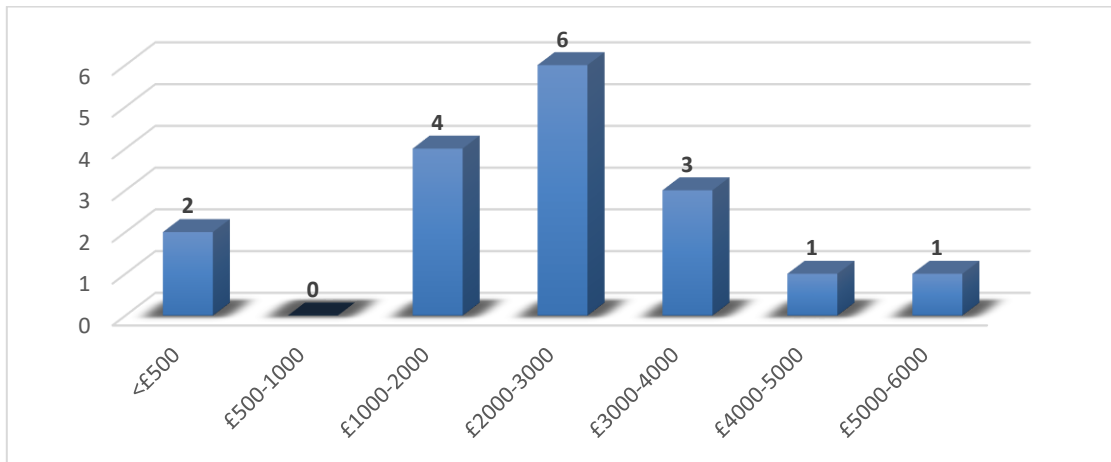
**23. How many bedrooms would your new home need?**

**TOTAL RESPONDENTS = 17**



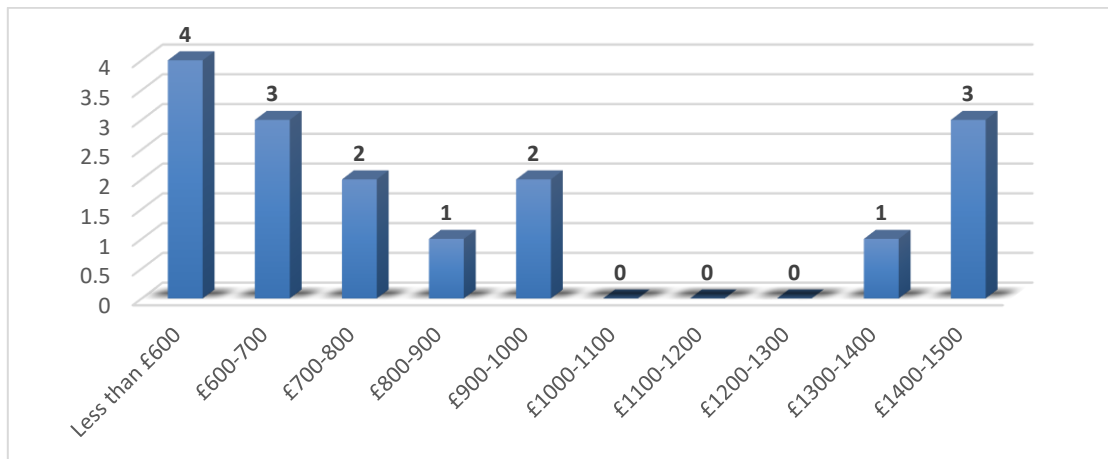
24. What is your household's total monthly income before tax (approx. gross income)?

**TOTAL RESPONDENTS = 17**



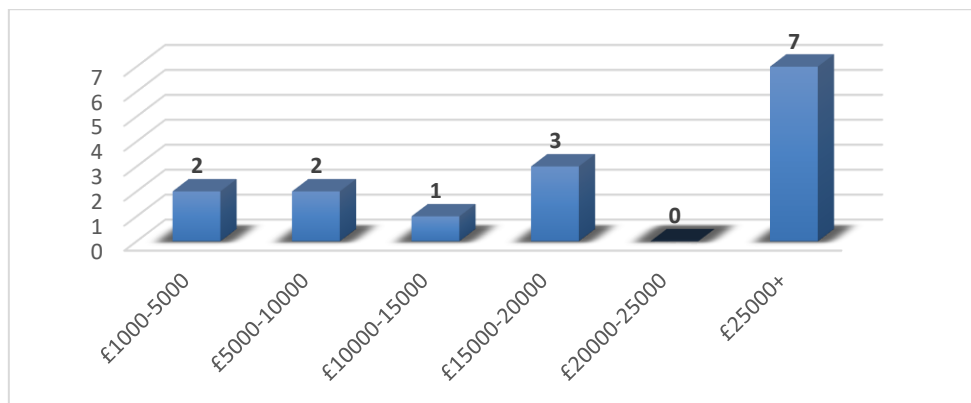
25. If interested in renting or buying a property, can you give us some idea of how much rent/mortgage you would be prepared to pay per month?

**TOTAL RESPONDENTS = 16**



26. If you are interested in owning a house, how much do you think you would be able to put down as a deposit?

**TOTAL RESPONDENTS = 15**



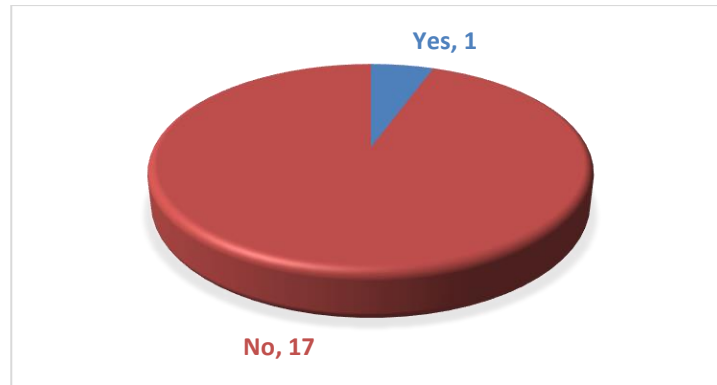
27. Are you registered on the West Oxfordshire District Council Homeseeker (Housing Register) scheme?

**TOTAL RESPONDENTS = 0**

*Unfortunately, the actual question text was omitted from the paper survey so it is not possible to generate results for this question.*

28. Have you previously applied for affordable housing in Chadlington via West Oxfordshire District Council Homeseeker (Housing Register) but without success?

**TOTAL RESPONDENTS = 18**



## SURVEY ANALYSIS

The findings of this report are exclusively based on the March 2024 **Chadlington Housing Needs Survey**.

### Support for the principle of providing affordable housing

- **80%** of respondents answered **YES to the question** *do you support the principle of providing housing for those in need who have local connections to Chadlington?* 13% said NO. 19% said MAYBE.
- **66%** of respondents answered **YES to the question** *would you support a site being developed in Chadlington to provide a small number of homes for those with local connections in housing need?* 10% said NO. 24% said MAYBE.

### Affordable housing needs findings

Part 2 of the Survey asked households to state if they had a need for the following affordable housing options:

- Rent (e.g. from a Housing Association)
- Shared Ownership (e.g. part-rent/ part-buy)
- Either of the above

### Numbers in affordable housing need

- 1. 18 households** completed Part 2.
- 2. 3 households currently own their home.**
  - Households which own their own home do not ordinarily meet the qualifying criteria for affordable housing. However, this does demonstrate a need for downsizing homes at market sale value.
- 3. From the responses provided, all households meet the criteria for local connection to Chadlington.**
  - For the purposes of this analysis, local connection has been assessed against the criteria set out in the [West Oxfordshire Homeseeker Policy 2022](#).<sup>1</sup> This states that priority will be given to applicants who are unable to live in their community due to the lack of affordable housing, who have a local connection to the parish or surrounding parishes by means of living in the parish, working in the parish or having immediate family connections to the parish.
  - As there are no specific criteria as to length of residence and all respondents are currently resident in Chadlington we have included all applicants as having a local connection.

**Taking into account 1-3 above,  
15 HOUSEHOLDS have been included in the detailed summaries of affordable  
housing needs set out below.**

<sup>1</sup> <https://www.homeseekerplus.co.uk/choice/uploads/NEW%20Homeseeker%20Policy%20March%202022.pdf>

## Summary of identified need – rented housing

<b>HOUSEHOLDS REQUIRING RENTAL ACCOMMODATION</b>								
OVERALL NUMBERS = 7								
<b>TENURE CHOICE</b>	<b>1-bed</b>		<b>2-bed</b>		<b>3-bed</b>		<b>4+ bed</b>	
Rent	2		-		1		-	
Any	3		-		1		-	
	<b>5</b>		<b>-</b>		<b>2</b>		<b>-</b>	
	<b>TYPE</b>		<b>TYPE</b>		<b>TYPE</b>		<b>TYPE</b>	
	Bungalow	3			House	2		
	House or bungalow	2						

- 3 households chose rented accommodation exclusively in their tenure choices.
- 3 households which chose 'any tenure' and are potentially **UNLIKELY** to afford a mortgage or deposit (based on estimates from the financial information provided) have been included in the final tally for rented accommodation.
- Depending on circumstances, there may be restrictions on the number of bedrooms a household requiring rented accommodation is eligible for. Therefore, the likely eligible number of bedrooms based on information supplied has been estimated rather than the number identified by the responder.

<b>BREAKDOWN OF NEED BY TIMESCALE</b>					
	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>	<b>TOTAL</b>
<b>IMMEDIATELY</b>	4	-	1	-	<b>5</b>
<b>WITHIN 3 YEARS</b>		-	1	-	<b>1</b>
<b>3 – 5 YEARS</b>		-	-	-	<b>-</b>
<b>5+ YEARS</b>	1	-	-	-	<b>1</b>



## Summary of identified need – low-cost home ownership

<b>HOUSEHOLDS REQUIRING <u>LOW-COST HOME OWNERSHIP ACCOMMODATION</u> (Shared Ownership (SO) and Discount Market Sale (DMS))</b>								
OVERALL NUMBERS = 6								
<b>TENURE CHOICE</b>	<b>1-bed</b>		<b>2-bed</b>		<b>3-bed</b>		<b>4+ bed</b>	
SO/DMS	-		-		1		-	
DMS only	-		-		-		-	
Any	-		3		2		-	
	-		3		3		-	
	<b>TYPE</b>		<b>TYPE</b>		<b>TYPE</b>		<b>TYPE</b>	
			House or bungalow	2	House	3		
			Mobility standard bungalow	1				

- 1 household chose shared ownership accommodation and or discount market sale exclusively in their tenure choices. We have grouped these as low-cost homeownership options.
- 5 households which chose ‘any’ tenure and are **LIKELY** to afford a mortgage deposit (based on estimates from the financial information provided) have been included in the tally above.
- **Important note:** 2 households chose low-cost home ownership options but are unlikely to be able to afford a mortgage deposit (based on estimates from the financial information provided). These households have **not** been included in the tally above.

<b>BREAKDOWN OF NEED BY TIMESCALE</b>					
	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>	<b>TOTAL</b>
<b>IMMEDIATELY</b>	-	1	1	-	<b>2</b>
<b>WITHIN 3 YEARS</b>	-	-	-	-	-
<b>3 – 5 YEARS</b>	-	2	2	-	<b>4</b>
<b>5+ YEARS</b>	-	-	-	-	-

### Suggested next steps

The findings of this report are exclusively based on the April 2021 Chadlington Housing Needs Survey. A level of affordable housing need has been identified from households responding to the survey.

**Important note: the needs breakdown is indicative.** In addition, and if applicable, a household’s needs would require full analysis through a Homeseeker (Housing Register) application to West Oxfordshire District Council.

The report is intended to help inform discussions regarding the affordable housing mix on any potential future housing developments in Chadlington. These discussions will also be informed by, for example, additional housing need as currently evidenced from West Oxfordshire District Council Homeseeker.