

DRAYTON



HOUSING NEEDS SURVEY REPORT

May 2012



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DRAYTON PARISH PROFILE

Population and Place

- The Parish of Drayton is in The Vale of the White Horse approximately 2.5 miles south of Abingdon, 6 miles north west of Didcot and 10 miles south of Oxford.
- According to the 2001 census, Drayton has a total population of 2218 comprising 896 households.

Churches

- Parish Church of St Peter's, Church Lane
- Baptist Church, Abingdon Road

Social Life

- Drayton has two pubs: The Red Lion on the Abingdon Road and The Wheatsheaf on The Green.
- The village hall hosts a variety of social activities covering sport (badminton, bowls, football etc), the arts (choir, reading, dancing etc) and young people (youth clubs, pre-school, toddlers etc) as well as other groups including the WI.
- www.drayton-near-abingdon.org provides information about village activities and events.

Schools

- Drayton pre-school caters for children from 2½ to 5 and is situated in the grounds of Drayton primary school.
- Drayton Community Primary School achieved 'satisfactory' at its 2012 Ofsted inspection. It is a smaller than average sized primary school. Most of the pupils are of White British heritage and the proportion of pupils known to be eligible for free school meals is below average.
- There are three secondary schools (John Mason, Larkmead and Fitzharrys) in Abingdon.

Services

- There is a post office and stores and a convenience store and newsagents as well as other shops and small businesses including a hair dressers and car maintenance in Drayton.
- There are several doctors' surgeries in Abingdon.
- A Mobile Library van stops at Haywards, The Cross and Lyford Close every other Wednesday.

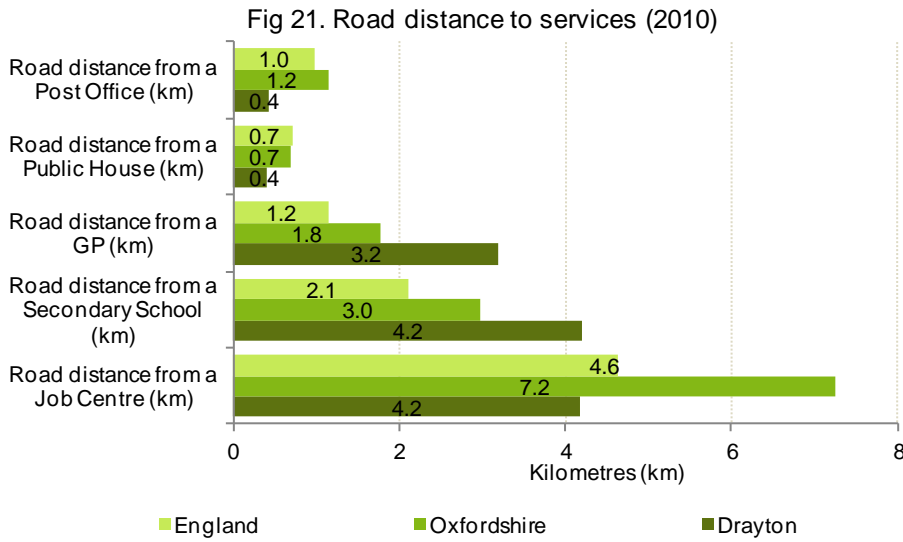
Transport

- Bus route X2 provides a regular from Drayton to Didcot, Abingdon and Oxford.

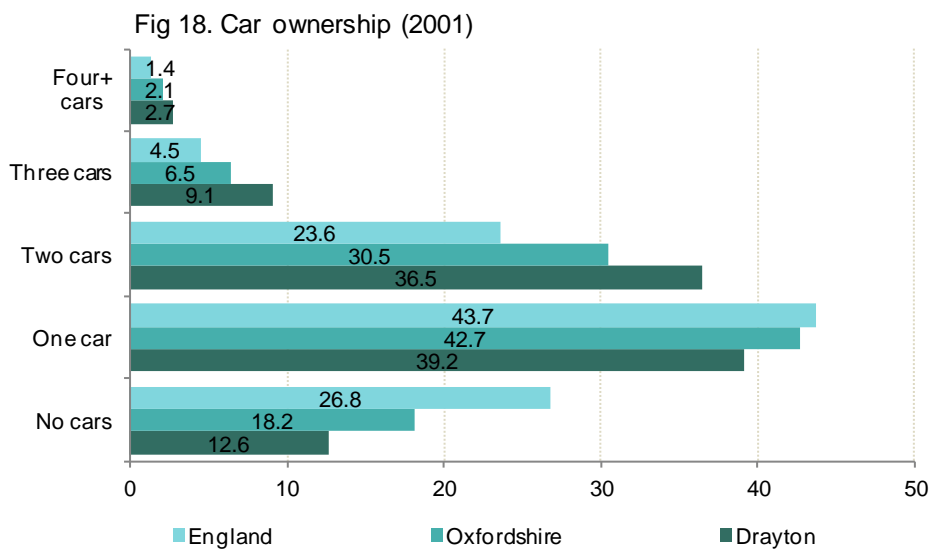
Access to Services

NOTE: this information is taken from 'Drayton Parish Profile', in Evidencing Rural Need, Action for Communities in Rural England (ACRE), 2012. This project was commissioned by ACRE on behalf of the Rural Community Action Network to strengthen the evidence base on rural need across England. The full Drayton report can be requested from the RHE.

Road Distance to Services:

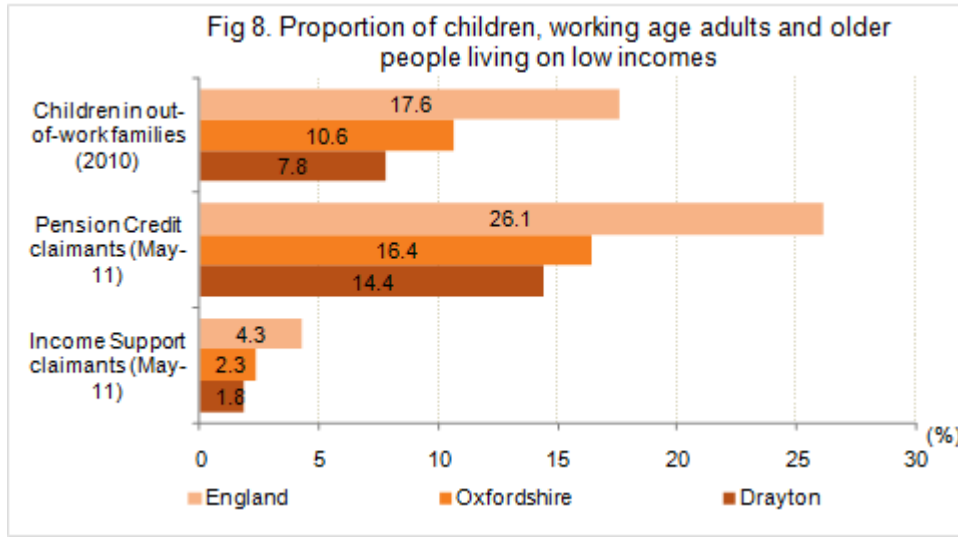


Car Ownership:

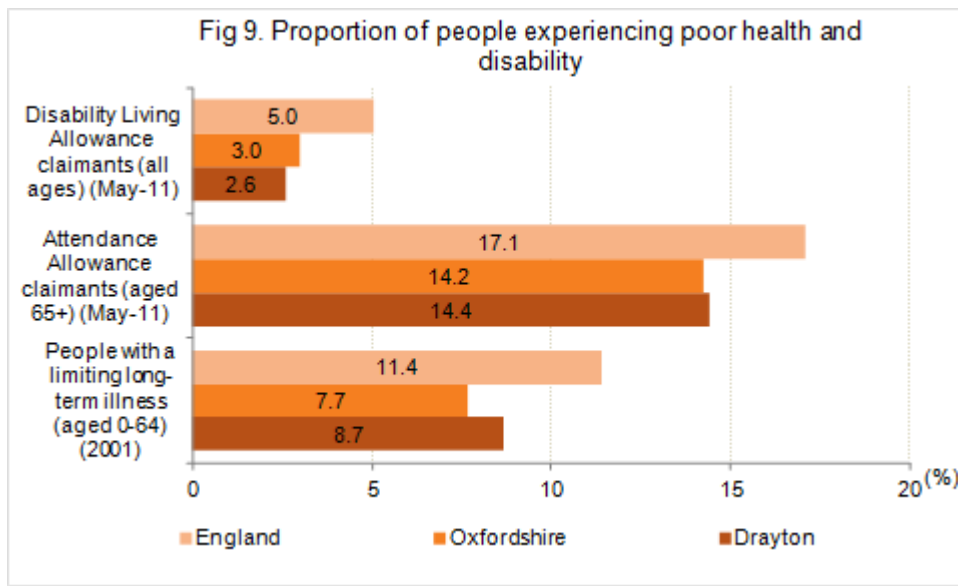


Deprivation and Low Income

Proportion of people living on low incomes:



Proportion of people experiencing poor health and disability:



NOTE: data source as above.

2. OXFORDSHIRE RURAL COMMUNITY COUNCIL

The ORCC aims to improve the quality of life for those who live or work in rural Oxfordshire. It supports programmes that are influenced by the needs of rural communities. The Rural Housing Enabler (RHE) promotes and assists Parish Councils and community groups to facilitate Housing Need Surveys in order to assess local needs for affordable housing.

- The RHE is employed by ORCC, part of the national network of Rural Community Councils.
- The RHE is a member of the Oxfordshire Rural Housing Partnership, which works closely with rural communities to meet their affordable housing needs.

3. AIM

The aim of the April 2012 Housing Needs Survey was to assess the affordable housing need for local people (or those who need to live in the parish or the locality) in Drayton, and to gauge local opinion about a small development of affordable housing.

- Affordable housing is, in essence, for those who would be unable to rent or buy on the open market, or have significant financial difficulties in doing so.
- Housing need can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances.
- Housing need implies that there are problems or limitations with the household's current housing arrangements and/ or that the household is unable to afford or to access suitable accommodation in the private sector.
- Housing problems may be concerned with costs, size, location, layout, state of repair or security of tenure.
- Housing need may be immediate or anticipated in the near future.

4. DISTRIBUTION AND RESPONSE

In order to carry out the Housing Needs Survey, questionnaires were delivered to all dwellings in Drayton Parish in April 2012.

- The RHE, liaising with the Parish Council, prepared the structure of the survey.
- Respondents were asked to return their surveys to ORCC by 30th April, using a *Freepost* envelope.
- The RHE 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 and respondents in need of affordable housing (and who wished to remain living in or move back to Drayton) were asked to complete Part Two.

- The 2001 census identifies Drayton as having, in total, 896 households.
- 284 surveys were returned, a good response of **32%**
- **50%** (142 respondents in total) said yes, they 'would support a small development of affordable housing in Drayton parish if there was a proven local need from individuals or families with a genuine local connection to the parish?' 20% of respondents said 'no' and 27% said maybe.
- No information is known about the non-respondents, and no assumptions will be made about their needs or requirements.

5. Housing Profile and Affordability

Current Mortgage Affordability in Oxfordshire

An average semi-detached property in Oxfordshire cost £269,052 in January 2012 (Source: www.home.co.uk House Prices Report for Oxfordshire – Jan 2011 to Jan 2012). In the current financial climate, it is proving difficult for many to secure a mortgage. Mortgage lenders typically require a deposit of c. 20%. On the figures above, this would equate to almost £55,000. Even in the, now unlikely, scenario of a household being offered a mortgage of three-times their salary, their total annual income would have to be over £70 000. This is beyond the means of many first-time buyers and those with a low/ average or single income.

Current Sale and Rental Market Context in Drayton

In order to contextualise survey responses with market housing conditions in Drayton, a web search for properties for sale or rent was conducted in the w/e 13/05/2012. The results were as follows:

House Type	Price ¹	Totals for Sale and Rent ²
For Sale		
4 bed detached	297 500	11
3 bed semi-detached	235 000	9
2 bed home	239 995	5
1 bed home *	90 000 (1 st flr flat – Abingdon)	n/a
For Rent		
4 bed	2,500 pcm	2
3 bed *	750 pcm	n/a
2 bed *	700 pcm	n/a
1 bed *	625 pcm	n/a

*Where properties of this size were not available for sale or rent in Drayton the search radius was widened to 1 mile.

¹The lowest price for each size property has been recorded.

²Sale and rent totals are based on properties available within Drayton

Source: www.rightmove.co.uk

General Comments

- At the average prices of homes in Drayton it would not be possible for a household to purchase a property without a large deposit, some equity in an existing property or a substantial income.
- First-time buyers would generally struggle to meet any of the criteria necessary for obtaining their own home.
- In some cases shared ownership housing would be a suitable option, whilst in other instances affordable rented would be advisable.

6. Survey Results

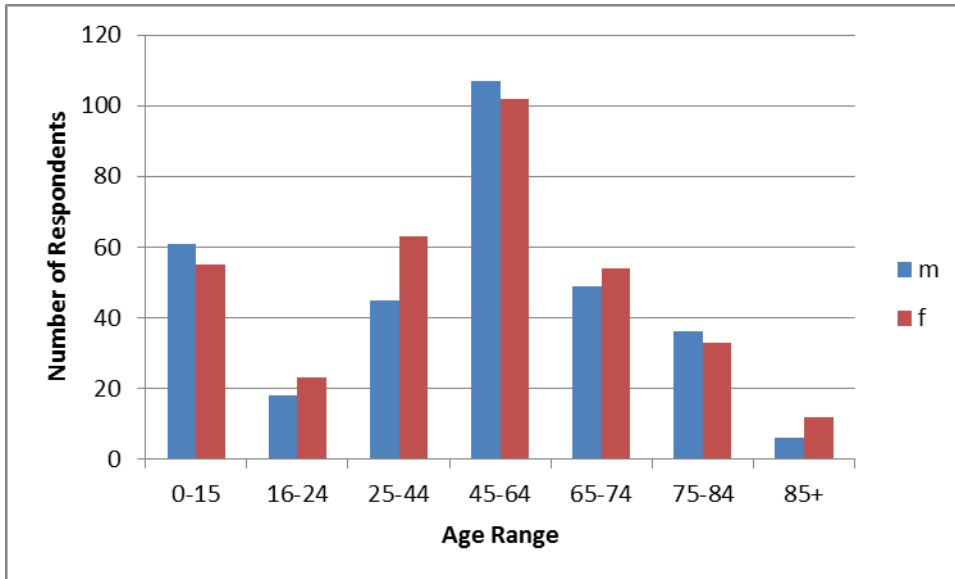
Part One – You and Your Household

Total responses: 284

Note: graphs are based on total responses. Where the total is less than 284 a respondent(s) declined to answer the question

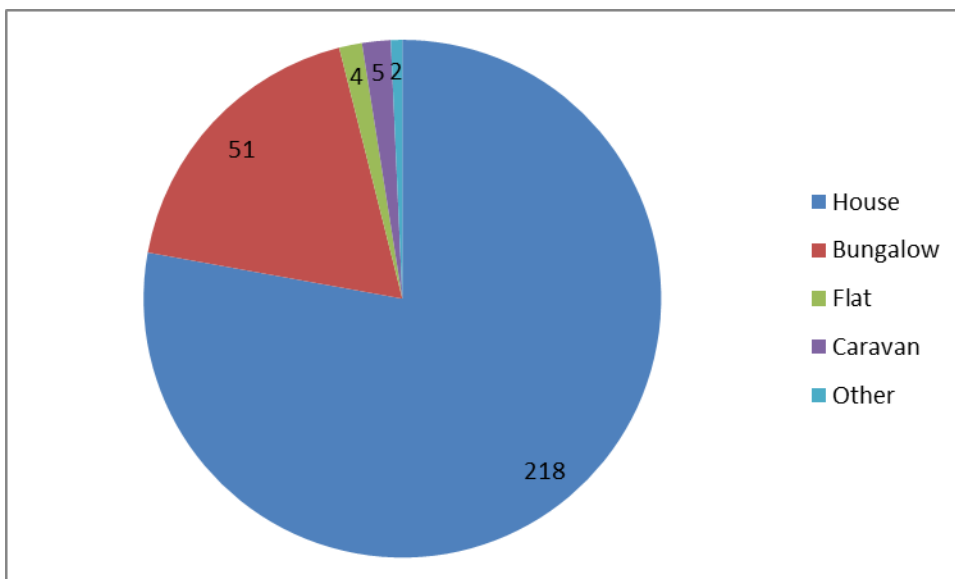
Q1

How many people of each age live in your home?



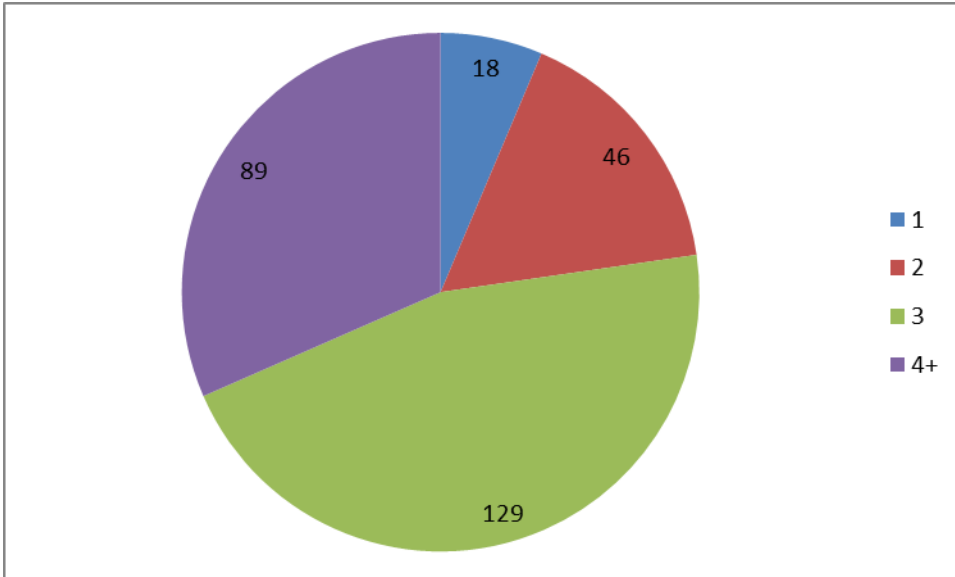
Q2

What type of home do you live in?



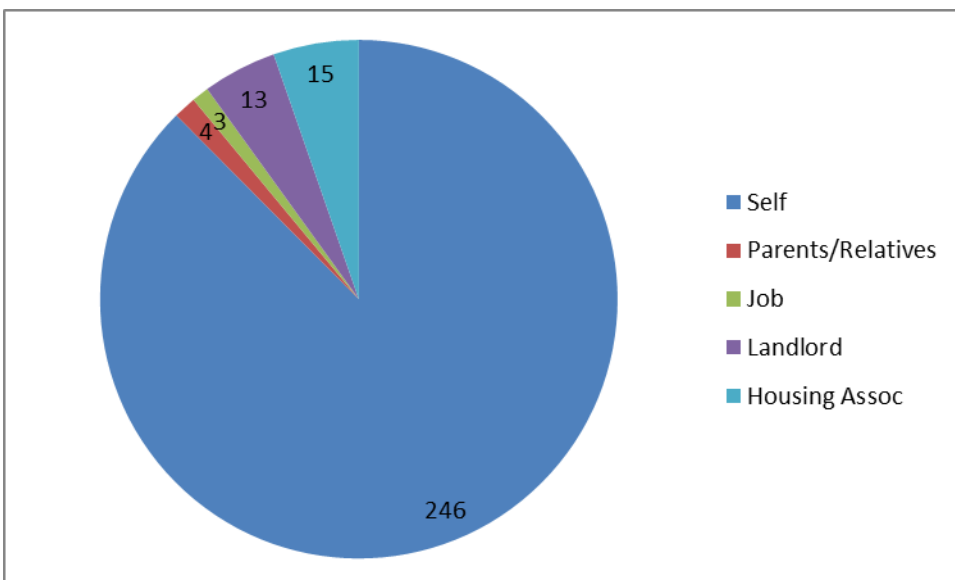
Q3

How many bedrooms does your home have?



Q4

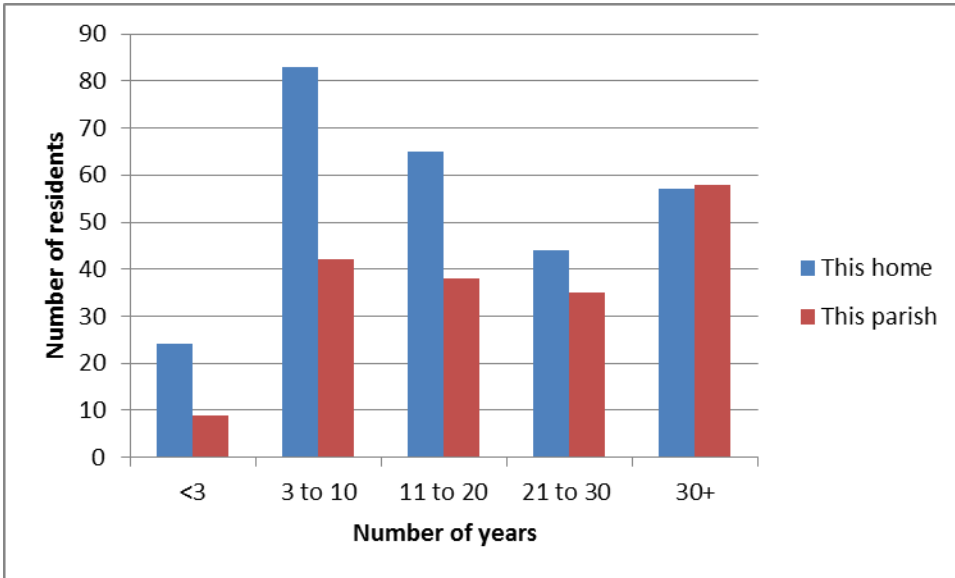
Who owns your home?



Q5

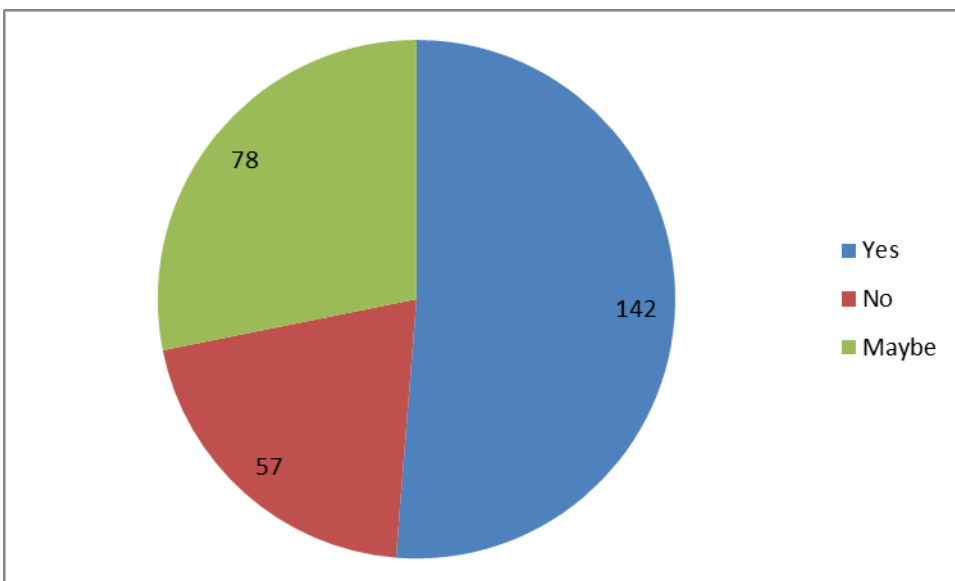
How long have you lived in your home/ parish of Drayton?

Note: graphs are based on total responses. Where the total is less than 284 a respondent(s) declined to answer the question



Q6

Would you support a small development of affordable housing in Drayton if there was a proven need from individuals or families with a genuine local connection to the parish?



Q7

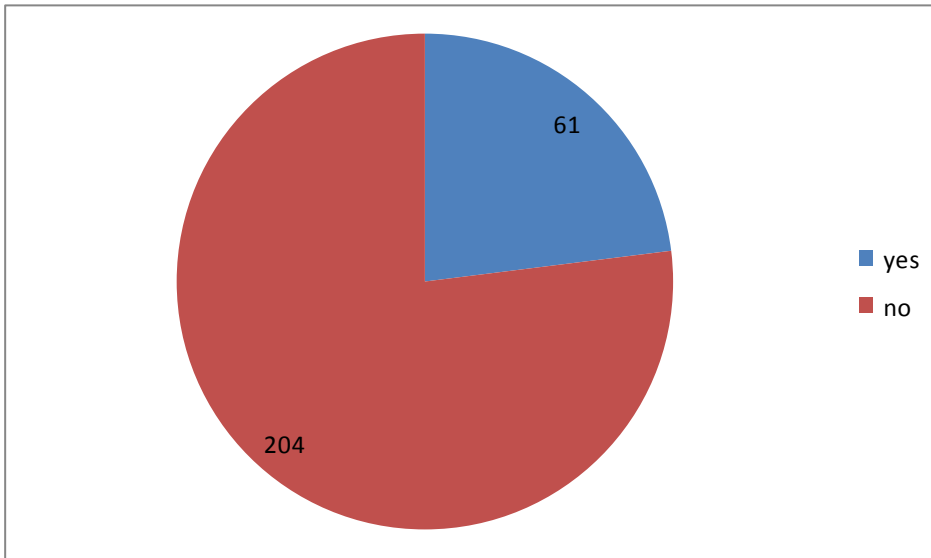
If you answered yes or maybe to question 6, can you suggest a suitable site?

- Backing on to Lockway (6)
- West of Lockway (2)
- Millennium Green (4)
- Move village hall to Millennium Green and build there
- Behind Village Hall
- Land running along A34 behind village hall
- By A34, close to sportsfield
- Eastway (3)
- Farmland either side of A34 flyover (2)
- Between village and A34 (2)
- Fields adjacent to Sutton Wick (2)
- Scrapyard off Sutton Wick Lane (2)
- Abingdon Road (2)
- Land between Henley Lane/ Church Lane and Abingdon Road
- Opposite Red Lion Pub, Abingdon Road
- Henley's Lane (2)
- Paddocks opposite Henley's Lane
- Behind White Hamsway
- Site south of Drayton
- Area by Gravel Lane
- Field at rear of Crabtree Lane
- Marcham Road
- Fields at end of High Street
- Land around Golf Course & Drayton Tip
- Main Road between Drayton & Steventon
- Move football pitch and build there
- Adjacent to football pitch
- Next to playing fields
- Plymouth Estates site
- Old run-down farm buildings with surrounding alnd
- Field next to community hall
- Field next to bridlepath in Eastway
- Field opposite recycling centre
- Field at end of Cornwallis Road

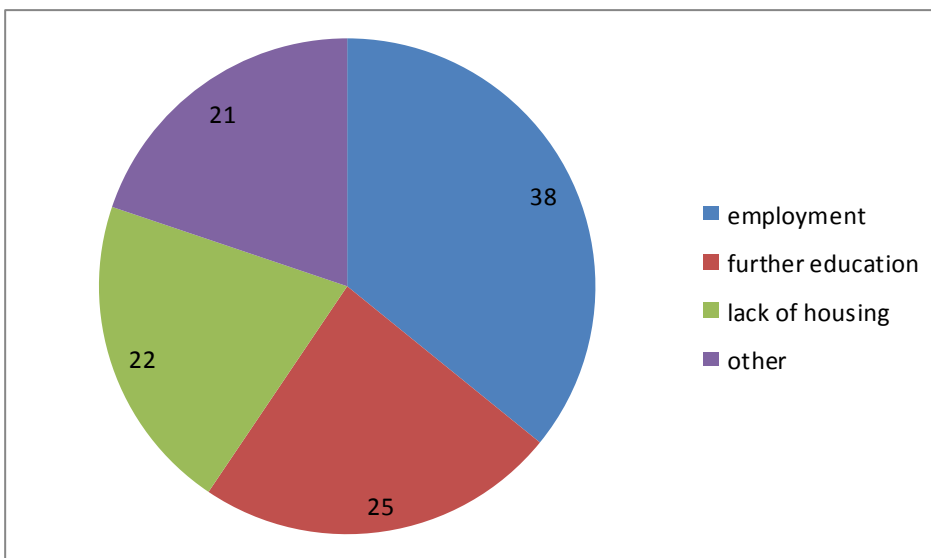
Q8

Have any members of your household left the parish in the last few years?

- **Yes = total number of leavers from all household**



Why did they leave?

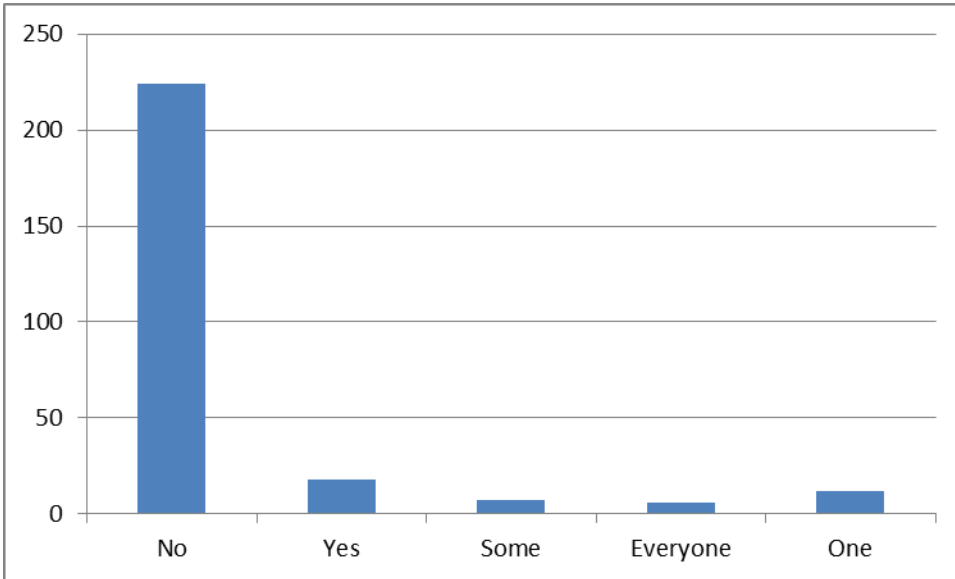


Would they return if there was affordable housing in the village?

Yes:	11	12%
No:	16	17%
Maybe:	66	71%

Q9

Does anyone living in your home need affordable housing?



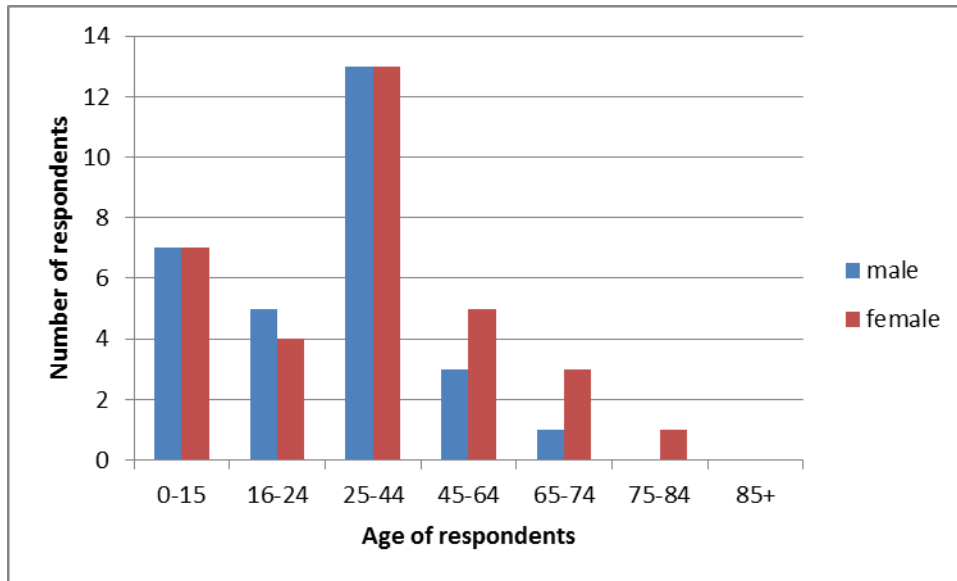
Part 2 - Affordable Housing Need

Total respondents: 31

Note: graphs are based on total responses. Where the total is less than 31 a respondent(s) declined to answer the question

Q10

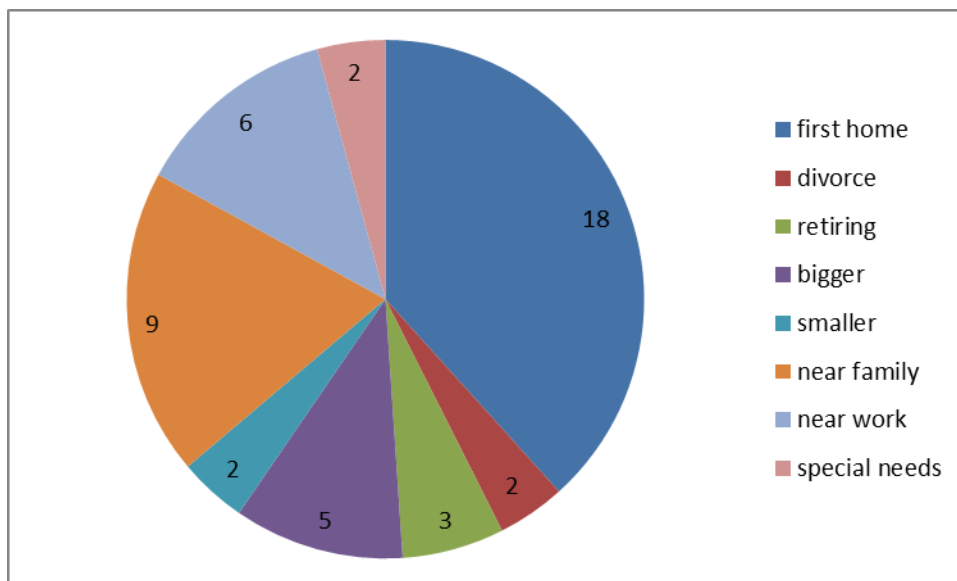
How many people in each age group would live in the new home?



Q11

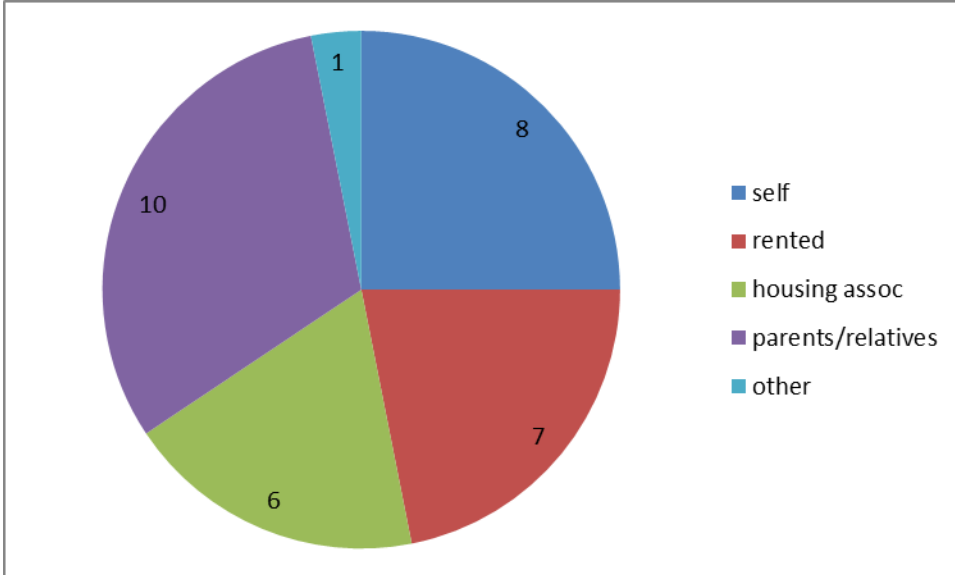
Why do you need a new home in this parish?

*some respondents gave more than one answer.



Q12

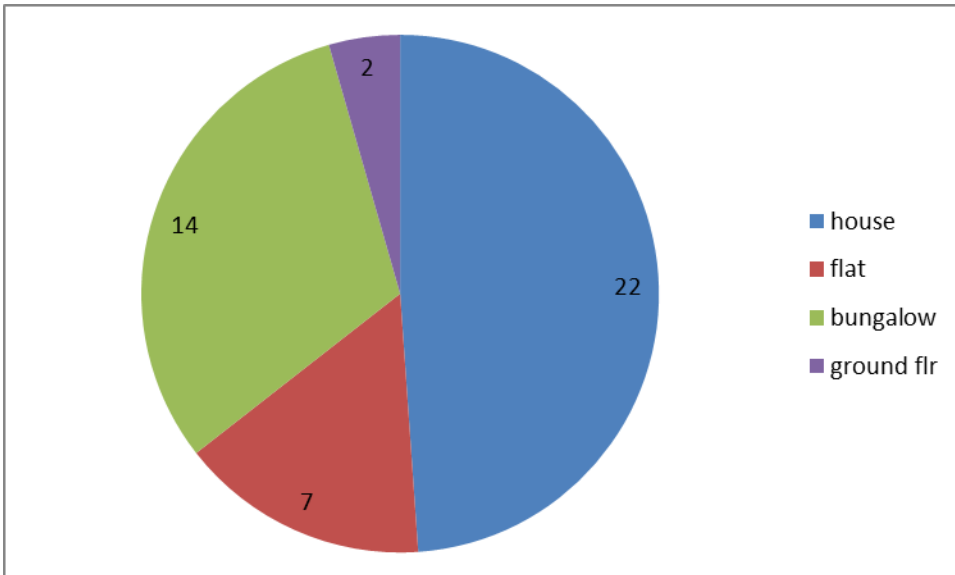
Who owns the home you live in now?



Q13

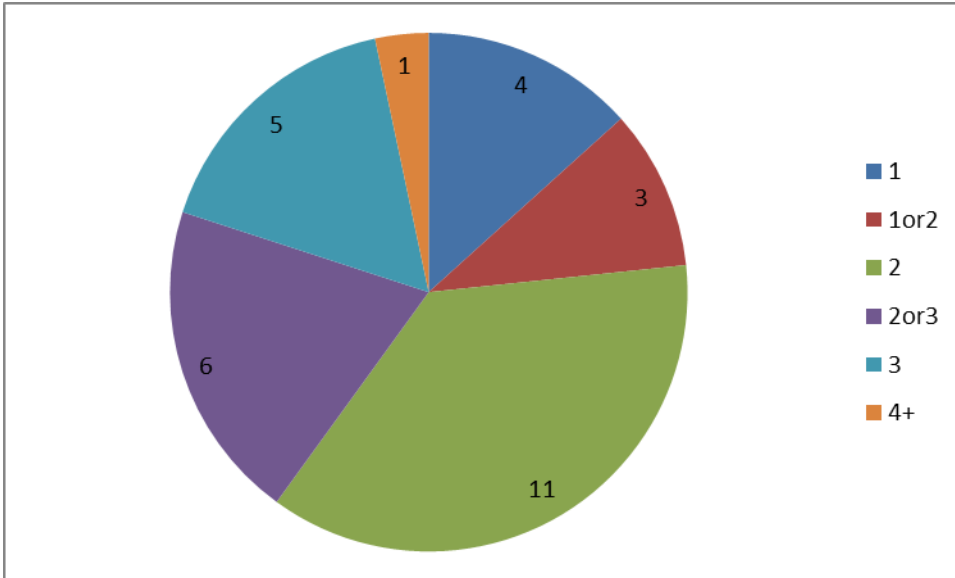
What type of home would you like?

**some respondents gave more than one answer.*



Q14

How many bedrooms will your new home need?



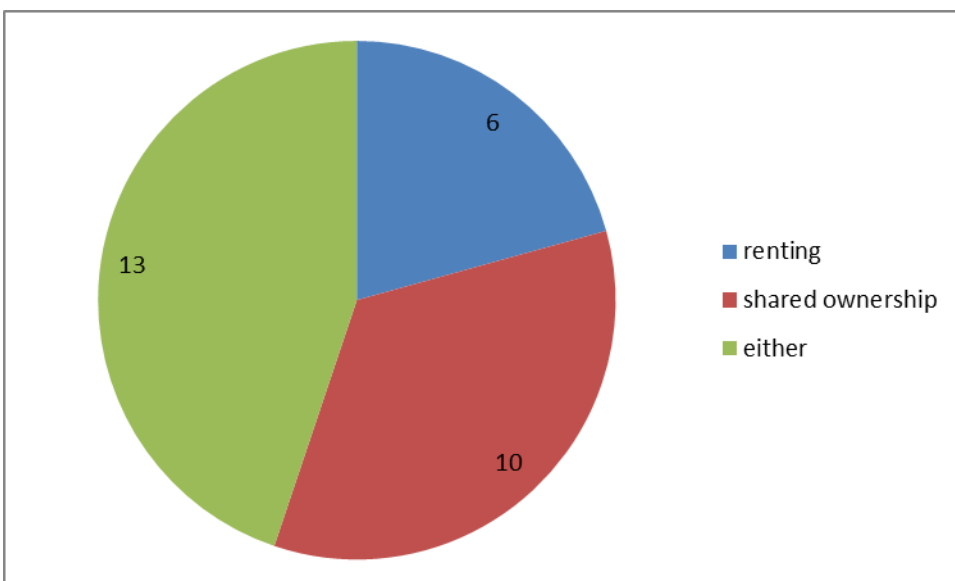
Q15

Does anyone in your household have a supported housing need?

Two respondents indicated that they had a supported housing need.

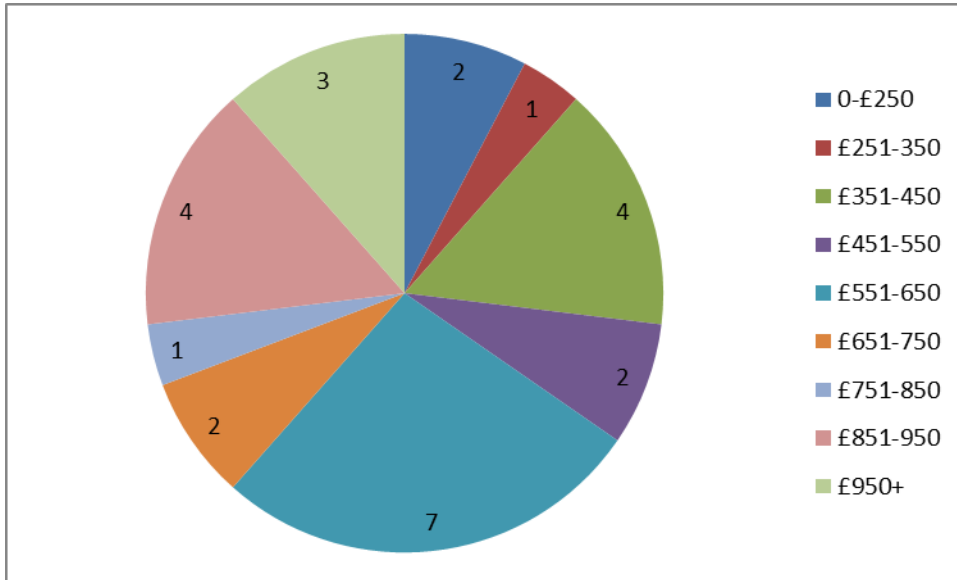
Q16

Which of the following would be best for you?



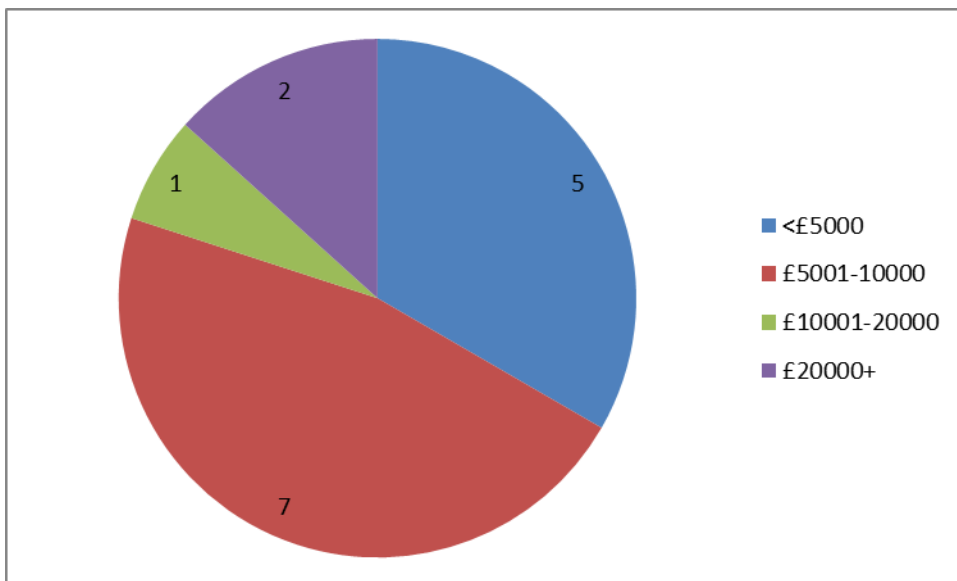
Q17

Can you give us some idea of how much rent/ mortgage you can afford to pay each month?



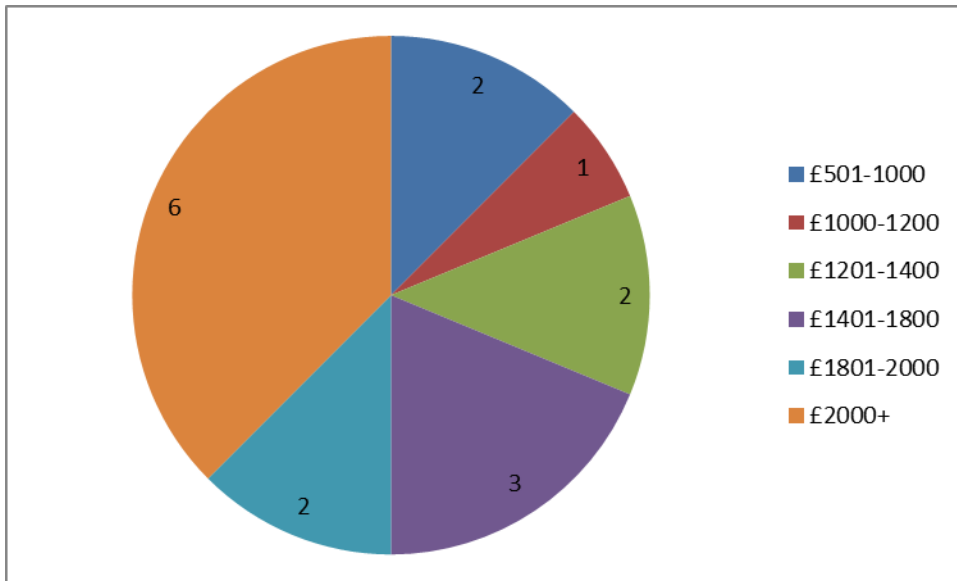
Q18

If you are interested in shared-ownership, how much do you think you would be able to put down as a deposit?



Q19

Can you give us some idea of your household's monthly income?

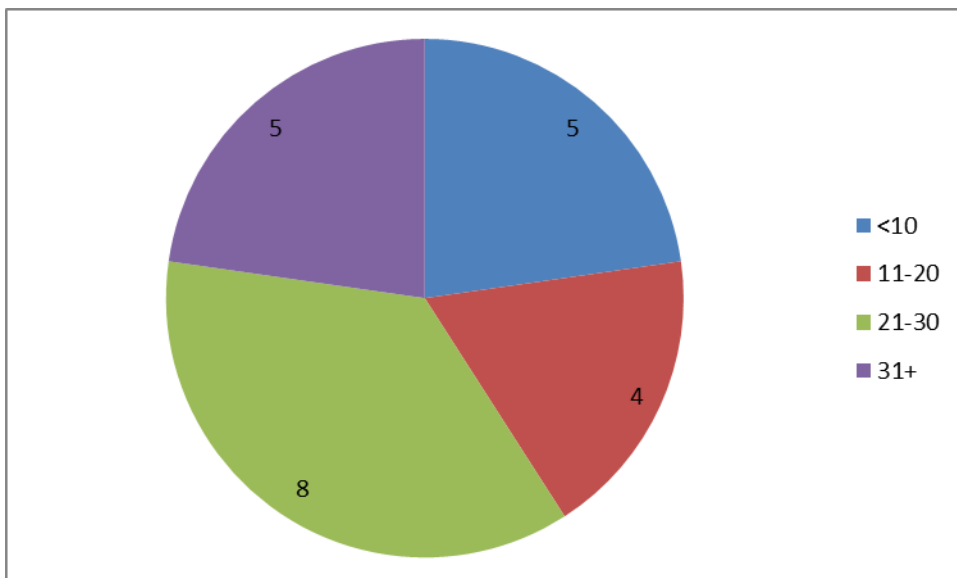


Q20

Do you live in the Parish at the moment?

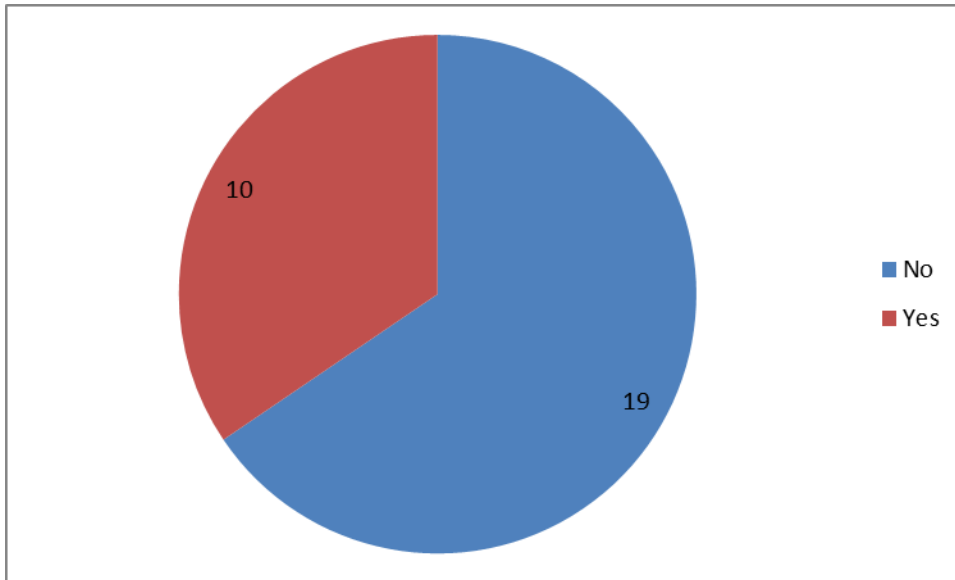
Four respondents said they do not currently live in the parish.

How many years have you lived in Drayton for?



Q22

Are you on The Vale of the White Horse District Council Register?



Do you agree to share this information with The Vale of the White Horse District Council Housing Department?

One respondent did not agree to their information being shared.

7. Findings

50% of those who responded answered 'yes' to the question 'would you support a small development of affordable housing in Drayton parish if there was a proven local need from individuals or families with a genuine local connection to the parish?'. **27%** replied 'Maybe' and **20%** 'No'.

From an analysis of Part Two of the Housing Needs Survey responses it is assumed there is an affordable housing need from **27** respondents. All respondents have stated that they have a local connection to Drayton. All would be unable to afford to rent or buy on the open market or would have significant financial difficulties in doing so.

Housing Needs Breakdown

Rental

19 of the 27 respondents expressed an interest in an affordable rented property. These households would require:

- 14 x 1 bedroom unit
- 3 x 2 bedroom unit
- 1 x 3 bedroom unit
- 1 x 4 bedroom unit

Shared Ownership

8 of the 27 respondents expressed an interest in a shared ownership property. These households would require:

- 7 x 2 bedroom unit
- 1 x 4 bedroom unit

Total units = 27

14 x 1 bedroom unit
10 x 2 bedroom unit
1 x 3 bedroom unit
2 x 4 bedroom unit

Summary

17 of the 27 potential applicants are *not* on the Vale of the White Horse District Council Housing Register. The RHE will send all applicants who are not on the Vale of White Horse District Council Housing Register or who did not give their registration number, and who have provided contact details, application forms.

The findings of this report are exclusively based on the April 2012 Housing Needs Survey. Support for an affordable housing development in the parish and a level of affordable housing need has been identified.

The report is intended as a guide for future discussion on the potential development of an affordable housing scheme in Drayton. These discussions shall also be informed by, for example, additional housing need as evidenced from The Vale of the White Horse DC Housing Register.

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