



**Community First**  
*Building better communities*

# **Housing Needs Survey For Harvington Parish.**

**June 2010**

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**This report has been produced in partnership with Harvington Parish Council,  
Worcestershire County Council (Research and Intelligence Unit) and Wychavon  
District Council**

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## **Housing Needs Survey Report for Harvington Parish**

### **Introduction**

On 14<sup>th</sup> January 2009, Harvington Parish Council agreed with a proposal from Community First that a Housing Needs Survey should be undertaken within the area. The purpose being to assess the local housing need.

In May 2009, notice of the Parish Council's decision was given in the Parish Magazine and on 5<sup>th</sup> June 2009, explanatory letters and survey forms were hand delivered by Parish Council volunteers to 675 addresses in the parish. Householders were asked to make their return by the 26<sup>th</sup> June 2009 in the pre-paid envelopes provided as part of the survey documentation.

### **Purpose**

This report outlining the results of the Housing Needs Survey is a technical document which will be used alongside other needs evidence to inform strategic planning decisions for the future by local stakeholders.

### **Method and Survey Content**

All householders were asked to complete and return Part A of the survey form in a reply-paid envelope. Part A sought information on the current housing profile of the area, and also asked householders for their views on the need for new affordable housing in the area.

Householders were also asked to complete and return a Part B questionnaire, where they identified a current or future housing need for affordable housing for local people.

Part C of the form requested name and address details in order to give the opportunity for respondents with a housing need to be contacted again and to be sent an application form if they wished to register onto the Home Choice Plus Common Housing Register.

The forms were available on-line and could be downloaded from the Community First web-site.

### **Survey Response**

The following forms were received:-

Part A – 271 completed forms (a response rate of 40.15%)

Part B – 17 completed forms (a response rate of 2.52%)

Part C – 10 completed forms

### **Survey Analysis**

All forms were received by Community First at the Malvern office and subsequently individual responses were input to dedicated computer software. The software collated the responses from which the housing need results have been analysed as set out in this report. Any references that could identify a respondent have been removed from this report to maintain confidentiality. Not all

survey responses were completed in full, therefore the number of the answers varies throughout the report.

## The Report

The report provides detailed information on the Part A and Part B returns, with an analysis of the housing needs survey results and an assessment of the need for new affordable housing in the Harvington parish area. Appendix A is a tabular breakdown of the assessed housing accommodation requirements, Appendix B gives background information on the Parish, Appendix C provides the definition of affordable housing, and Appendix D is the defined eligibility criteria for new affordable homes in the Harvington Parish area.

## Analysis of the Part A Survey Returns

### Do you live in Harvington?

Yes	No
249	0

**Comment** – The survey form was also available for download from the Community First website for people who were living away but wished to return and had a local connection to the Harvington parish. No responses were received from outside the parish.

### Please tell us the total number of people in your household

Information received relating to 265 households

One person household	Two person household	Three person household	Four person household	Five Person household	Six Person household
77	121	30	27	7	3

### Please tell us the number of people in your current household in each age range

Age Bands	1 in household	2 in household	3 in household	4 in household	5 in household	6 in household
0 – 15	8	22	5	1	0	0
16 – 24	16	4	2	0	0	0
25 - 44	32	30	0	0	0	0
45 - 59	45	38	0	0	0	0
60 - 69	55	31	0	0	0	0
70+	57	39	0	0	0	0

Age Bands	0-15 years	16-24 years	25-44 years	45-59 years	60-69 years	70+ years
	36	22	62	83	86	106
% against total survey return of 395	9.1%	5.6%	15.7%	21%	21.8%	26.8%

**Comment** – The housing needs survey does not cover the total population of Harvington parish. The results indicate that the parish has a predominately older population with a majority of single person and two person households

### How long have you lived in your present home?

Information received relating to 264 households

0- 4 years	5 – 9 years	10 – 19 years	20 + years
52	52	51	109

**Comment** – The results show that the majority of households have lived in the parish for more than 10 years.

### Are you?

Information received relating to 265 properties

A Home Owner	Private Renting	Housing Association Renting	Housing Association Shared Ownership	Lodging with another household
223	5	32	2	0
Living with parents Parents/relatives	Tied accommodation	Fixed equity ownership	Other *	
0	1	0	2	

### Please specify

**Comment** – The comments for the 2 “other” are:

1. A lot of “Debt” (Expenses/Costs) on the property.
2. Caring for family members

From the details provided, there is a predominance of owner occupation in the parish of 84.15% followed by 12.07 % living in Housing Association rented properties.

### Do you live in?

Information received concerning 265 properties

House	Bungalow	Flat/apartment	Mobile Home	Other *
200	60	2	0	3

### Please specify

**Comment** – The majority of the respondents live in houses and bungalows (97.7%). The ‘Other’ responses were:-

1. Converted property.
2. Extended property.
3. End terrace property

### How many bedrooms does your current home have?

Number of Bedrooms	One	Two	Three	Four	Five	6+
	11	50	134	55	12	4

**Comment** - In response to the question about the number of bedrooms in the property, the survey revealed that the majority of dwellings had three bedrooms.

### Have any members of your household moved away from the Parish in the last three years?

Information received from 265 replies

**Yes 36 No 229**

**Why did they leave? Please select one option to highlight the main reason for each member that has moved away.**

Information received from 35 respondents

<b>Lack of Affordable Housing</b>	<b>Lack of Public Transport</b>	<b>Take up Employment elsewhere</b>	<b>Go to College/ University</b>	<b>Lack of Suitable Housing</b>	<b>Other *</b>
<b>3</b>	<b>1</b>	<b>12</b>	<b>4</b>	<b>1</b>	<b>14</b>

**Please specify**

The comments for the 14 "Other" are:

- Bought a property in another area
- Natural progression to independence
- Family bereavement
- Family bereavement
- Lack of affordable housing and to go to college or university
- Rented accommodation in another area
- To take up employment elsewhere and to go to college or university
- To get married and live elsewhere
- Living with partner
- All moved over 10 years ago.
- Divorce
- Lack of affordable housing and lack of suitable housing.
- Move to residential care.
- To take up employment elsewhere and to go to college or university.

**Comment** – Taking up employment elsewhere accounted for the greatest main reason for leaving. Respondents were asked to tick only one reason.

**Are you in favour of affordable housing being provided within Harvington Parish for local people?**

**In favour - 158**  
**Not in favour - 63**  
**Unsure - 46**

**Comment** – Of the 267 responses received 59.2% of the respondents answered that they were in favour of additional affordable homes being provided for local people, 23.6% were against, and 17.2% were unsure.

**Household members, including those who may currently be residing elsewhere, who are likely to need affordable housing within Harvington Parish now or within the next five years.**

**Yes - 17**  
**No - 254**

**Comment** – 11 of the 17 'Yes' responses went on to complete Part B forms

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## Analysis of the Part B Survey Forms (including 2 non-qualifying applicants)

**Comment** – Of the 17 Part B responses received, only 11 respondents had completed Part A forms. However, a further 6 new respondents went on to complete 6 new Part B forms to make a total of 17 forms. It needs to be recorded that these 6 new respondents did not complete Part A forms.

**When will you need to change your accommodation?**

Now	Within 12 months	1 – 3 years	3 – 5 years	5+ years
5	1	4	3	4

**Comment** - The Survey indicates the majority of respondents need to move within the next 5 years.

**Why do you need to move? Please select one main reason.**

Need local affordable accommodation	Need independent accommodation	Need larger accommodation	Need smaller accommodation
2	4	1	2
Present home in poor state of repair	Need to be closer to employment	Need permanent accommodation	Need older persons accommodation
0	1	1	1
Need to be closer to a carer	Need specially adapted accommodation	Family breakup	Need to be closer to relatives
0	0	0	0
Moved away and wish to return	Other		
0	3		

**Comment** – The survey shows that the majority of reasons given to move are the requirement for independent accommodation and the need for other accommodation. The ‘Other’ reasons are:-

- 1) Supported housing required.
- 2) Level access supported housing required.
- 3) Downsize and supported accommodation required.

**What is your current housing status?**

Housing Association Rent	Housing Association Shared Ownership	Living with Parents/Family Member/Friends	Tied Tenant	Private Renting Tenant	Home Ownership
2	1	5	0	3	6

**Comment** – The Survey indicates the majority of respondents are owners or living with parents/family member/friends

**What type of accommodation would you prefer? Please give your preferred reason.**

Housing Association Rent	Housing Association Shared Ownership	Fixed Equity	Private Rent	Home Ownership
9	4	0	0	4

**Comment** – The Survey shows that the majority of respondents require Housing Association rent or Home ownership/Shared ownership. Respondents were asked to give one main type of tenure.

**Shared Ownership Preference –Assessed Maximum Mortgage**

If you would prefer to rent and want to apply for shared ownership, please give the maximum mortgage you could afford (if in doubt assume 3.5 times annual salary plus 1 times partner’s annual salary if appropriate).

Below £50,000	£50,000 - £55,000	£55,000 – £60,000	£60,000 – £65,000	£65,000 – £70,000	£70,000 – £75,000
1	0	2	0	1	1
£75,000 – £80,000	£80,000 – £85,000	£85,000 - £90,000	£90,000 - £95,000	£95,000 - £100,000	£100,000 +
0	0	1	0	0	0

**Comment** - In assessing the affordability of shared ownership, 6 respondents stated that they could raise a mortgage of under £100,000.

As an example of affordability, a family with a single income of £18,000 – £20,000 per annum, could obtain a mortgage of between £63,000 - £70,000 for an open market property. This would exclude them from purchasing local open market properties, but the option of shared ownership (purchasing a 35% - 50% share) could be available.

If shared ownership schemes are to be developed, the survey suggests that in Harvington parish, minimum shares of under £90,000 must be available.

**Please tell us the number of people who will be moving with you including yourself.**

Number of households with 1 person	Number of households with 2 persons	Number of households with 3 persons	Number of households with 4 persons
7	6	1	2

Age Bands	7 households with 1 member	6 households with 2 members	1 household with 3 members	2 households with 4 members
0 – 15			2	4
16 – 24	3			
25 - 44		7	1	2
45 - 59		1		2
60 - 69	3	1		
70+	1	3		

Please tell us the number of people who will be moving in your household for each of the following age ranges.

**Comment.** There is a majority of single person households among the respondents.1 household did not provide details

**Local connections**

- Have you lived in Harvington Parish in all of the past five years?
- Are you working in the parish?
- If you don't live in the parish now, have you ever lived in Harvington Parish?
- From when and to did you reside in Harvington Parish?
- Length in years you resided in Harvington Parish?
- Do you or your partner have close family living in the parish?

Respondent Number	Lived in Harvington Parish in all of the past five years	Local connection through work in Harvington Parish	Not currently living in the parish, but previously lived in the Parish	Close family living Harvington Parish
1	no	no		no
15	yes	no		yes
54	yes			yes
98	no	no		yes
103	yes			
107	yes	no		
118	yes	no		
145	yes			no
155	yes	no		
181	no (just moved into parish)			yes
182	No (moved to Harvington July 2009)	yes		no
149	yes	no		yes
206	no	no	Dec 1987 – March 2007	yes
222	yes			
223	no	no		
224	yes			
249	no	Yes (5 ½ years)	no	yes

**Comment** – 15 respondents have a local connection to the parish. Respondent numbers 1 and 223 who stated that they had a housing need, could not demonstrate that they satisfied the local connection criteria defined in Appendix.

**Has any adult member of your household received an offer of employment but unable to take up the offer because of the lack of affordable housing?**

**Yes 1            No 9**

**Comment** – The survey indicates that the lack of affordable housing in the area was not a significant reason for not taking up employment.

**Household composition of those stating that they have a future need for affordable housing**

Families	Couples	Couples 60+	Singles	Singles 60+	Totals
3	4	2	4	4	17

**Comment** – This is a summary of the household composition of those completing Part B survey forms.

**Do you have a local involvement in the parish with any of the following? (please tick all that apply)**

School	Child in Local organisation	Sports Club	Church	Social Group	Voluntary helper
2	1	3	3	4	3

**Comment** – Respondents could tick more than one activity. Local involvement does not count in the eligibility criteria for affordable housing, but gives an indication of respondents’ contributions to the local community. 8 respondents provided answers

**Employment in the Parish**

If you, or your partner, are employed in the parish, please describe the nature of your employment.

**Comment** – The Survey indicates that 7 respondents (including members of their household) to this question are in permanent full-time employment in the parish.

**If affordable housing was built in the Harvington Parish area, which area would be your preferred choice?**

Village Street	2	Ragley Road area	1	Around Ellenden Farm Shop	1
Middle	1	South of School	1	Any area	5
Any part of village	1	No comment	5		

**Comment** – The majority of respondents indicate that they would accept any area within the parish as a place to live.

**If you prefer to rent or want to apply for shared ownership, are you currently registered on the Home Choice Plus scheme on their Common Housing Register?**

**Yes 6            No 7**

**Comment** – Just over half of the respondents who replied are not registered on the Common Housing Register. This may indicate:-

- lack of knowledge about the Common Housing Register
- lack of registration because of lack of apparent housing opportunities in the village
- lack of housing need.

- a preference for private renting or home ownership

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## ***Return of the Part C Survey Forms***

As a result of this survey, 10 households provided their contact details in Part C of the form. These details have been forwarded to Wychavon District Council to check whether any of the households are already registered on the Common Housing Register. Where appropriate, application packs will be posted to those who wish to formally apply to join the Register.

The respondents are aware from the advice given in the Part C that their details will be retained, in order for future contact and discussions to take place regarding affordable housing in their area.

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## **Analysis of the Housing Needs Survey Results**

During June 2009, Housing Needs Survey forms were posted to all 675 addresses in the Harvington Parish area. By the closing date of the 26<sup>th</sup> June 2009, 271 responses to Part A of the survey form had been received, 17 responses to Part B and 10 responses to Part C.

**Part A.** This section of the Survey was designed for all householders to return, as the questions were focussed on the current housing situation in the Parish. The responses represent a 40.15% return on the survey forms issued.

The analysis of the Part A results indicates a settled community with 80% of the population having lived in their homes for more than 5 years, and with 41% having lived in their homes for more than 20 years, with a majority living in owner occupied family houses, As with many rural areas within Worcestershire, the age range of the parish reflects an older age profile with nearly twice as many people falling into the category of over 45 years than under this age group.

Part A seeks information on household members who have moved away in the last three years. This shows that the majority have moved elsewhere for employment reasons.

Part A also requested views on the provision of additional affordable housing for local people, 59.2% of the respondents were in favour of affordable housing, 23.6% were against and 17.2% were unsure.

**Part B.** This section of the Survey was designed to be completed by the householder or anyone in the household who felt they were likely to require affordable housing in the Harvington Parish area now or in the next five years. The 17 responses represent a 2.5% return on the survey forms issued.

The analysis of the Part B results indicates the majority of respondents need to move during the next five years, and they require local affordable housing, with the main tenure preferences being Housing Association rent, shared ownership and full ownership. In examining the assessed maximum mortgage, 6 respondents could afford a range of limits up to £100,000.

17 respondents gave details of their household makeup showing 3 families with children, 6 couples (of whom 2 were aged 60+) and 8 single households (of whom 4 were aged 60+).

10 respondents had lived in the Harvington Parish area in all of the past five years. 7 respondents and their household members were in full-time permanent employment in the parish.

2 respondents could not demonstrate a local connection with the parish in accordance with the eligibility criteria, necessary for consideration for new local affordable housing schemes.

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## **Assessment of the Need for Affordable Housing in the Harvington Parish Area**

### **Assessment of Housing Need**

The results from the Housing Needs Survey undertaken in June 2009 and the analysis evidences that a need exists for affordable housing in the Harvington Parish area for the following reasons:-

- households expressing a need for affordable housing including their tenure choice
- the housing and financial circumstances of the respondents to Part B of the Survey

### **Type of affordable dwellings required**

From the household details submitted, the following type of dwellings are required:-

- 2 and 3 bedroom family houses
- 1 and 2 bedroom bungalows/flats for older households
- 1 and 2 bedroom flats for couples and single households

### **When affordable dwellings are required**

The analysis shows that 13 respondents state that they require alternative accommodation within five years. Of the 4 respondents who state that they require alternative accommodation after five years, 2 of the 4 respondents could not show a local connection with the parish.

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## Background Data and Information – Summary of Preferred Tenure, Number, and Size of Dwellings

## Appendix A

The following tables summarise the assessed housing accommodation requirements of 17 respondents to Part B, (these include the 2 non-qualifying respondents).

Survey number	Applicants for three bed houses	Local connection	Current tenure	When required	Preferred tenure
98	Family + 2 children (0 -15 years)	Close family member	Housing Association Rent	Now	Housing Association Shared Ownership
181	Single parent + 2 children (0 -15 years)	Close family member	Private Rent	Now	Housing Association Rent
249	Family + 2 children (0 -15 years)	Full time employment 5+ yrs	Housing Association Shared Ownership	1 – 3 years	Housing Association Shared Ownership
<b>Total 3 households</b>				<b>Now x 2 1–3 yrs x 1</b>	<b>Housing Association Shared Ownership x 2 Housing Association Rent x 1</b>

Survey Number	Applicants for 1 bed flats	Local connection	Current tenure	When required	Preferred tenure
54	Single person	Residency 5 years+	Home Ownership	Now	Home Ownership
103	Single person	Residency 5 years+	Lodger/Living with parents	5 years +	Housing Association Rent
107	Single person	Residency 5 years+	Lodger/Living with parents	5 years +	Housing Association Rent
155	Single person	Residency 5 years+	Lodger/Living with parents	1 – 3 years	Housing Association Shared Ownership
<b>Total 4 households</b>				<b>Now x 1 1-3 yrs x 1 5 yrs + x 2</b>	<b>Housing Association Rent x 2 Housing Association Shared Ownership x 1 Home Ownership x 1</b>

Survey number	Applicants for 1 bed flats or bungalows	Local connection	Current tenure	When required	Preferred tenure
15	Single person 60+	Residency 5 years+	Housing Association Rent	3 - 5 years	Housing Association Rent
145	Single person 60+	Residency 5 years+	Home Ownership	Now	Home Ownership
223	Single person 60+	Residency 0 – 4 years Do not currently qualify	Private Rent	5 years +	Housing Association Rent
224	Single person 60+	Residency 5 yrs+	Home Ownership	3 - 5 years	Housing Association Rent
<b>Total 4</b>				<b>Now x 1</b>	<b>Housing Association</b>

households				3-5 years x 3 5 years x1	Rent x 3 Home Ownership x 1
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Survey number	Applicant for 2 bed flat	Local connection	Current tenure	When required	Preferred tenure
1	Couple	Residency 0 - 4 years Do not currently qualify	Home Ownership	5 years +	Home Ownership
118	Couple	Residency 5 years +	Lodger/ Living with parents	Now	Housing Association Rent
182	Couple	12 months both in full time employment	Private Rent	Within 12 months	Housing Association Rent
206	Couple	Residency 3 out of last 5 years	Lodger/ Living with parents	1 - 3 years	Housing Association Shared Ownership
<b>Total 4 households</b>				<b>Now x 1 Within 12 months x1 1-3 yrs x 1 5 yrs + x 1</b>	<b>Home Ownership x 1 Housing Association Rent x 2 Housing Association Shared Ownership x 1</b>

Survey Number	Applicants aged 60+ for 2 bed flats or bungalows	Local connection	Current tenure	When required	Preferred tenure
149	Couple 60+	Residency 5 years+	Home Ownership	1 -3 years	Housing Association Rent
222	Couple 60+	Residency 5 years+	Home Ownership	3 - 5 years	Home Ownership
<b>Total 2 households</b>				<b>1- 3 yrs x 1 3- 5 yrs x 1</b>	<b>Housing Association Rent x 1 Home Ownership x 1</b>

When applicants want housing	
Now	5
Within 12 months	1
1-3 years	4
3-5 Years	3
5+ years	4
<b>Total</b>	<b>17</b>

Properties that are required	Housing Association Rent	Housing Association Shared Ownership	Home Ownership	Total
1 bed flats	2	1	1	4
1 bed flats/bungalows	3	0	1	4
2 bed flats	2	1	1	4
2 bed flats/bungalows	1	0	1	2
2 bed houses	0	0	0	0
3 bed houses	1	2	0	3
4 bed houses	0	0	0	0
<b>Totals</b>	<b>9</b>	<b>4</b>	<b>4</b>	<b>17</b>

When Properties Required							
Housing Association Rent	1 bed flats	1 bed flats/bungs	2 bed flats	2 bed flats/bung	2 bed house	3 bed house	Total
Now			1			1	2
Within 12 months			1				1
1-3 Years				1			1
3-5 years		2					2
5+years	2	1					3
<b>Total</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>1</b>		<b>1</b>	<b>9</b>
Housing Association Shared Ownership	1 bed flats	1 bed flats/bungs	2 bed flats	2 bed flats/bung	2 bed house	3 bed house	Total
Now						1	1
Within 12 months							0
1-3 Years	1		1			1	3
3-5 years							0
5+years							0
<b>Total</b>	<b>1</b>		<b>1</b>			<b>2</b>	<b>4</b>
Home Ownership	1 bed flats	1 bed flats/bungs	2 bed flats	2 bed flats/bung	2 bed house	3 bed house	Total
Now	1	1					2
Within 12 months							0
1-3 Years							0
3-5 years				1			1
5+years			1				1
<b>Total</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>			<b>4</b>
<b>Overall Total</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>17</b>

Tenure	Type	Size			Total
		One bedroom	Two bedroom	Three bedroom	
Housing Association Rent	General Needs Flat	2	2	0	4
	Flat/Bungalow	3	1		4
	House	0	0	1	1
<b>Total</b>		<b>5</b>	<b>3</b>	<b>1</b>	<b>9</b>
Housing Association Shared Ownership	General Needs Flat	1	1	0	2
	Flat/Bungalow	0	0	0	0
	House	0	0	2	2
<b>Total</b>		<b>1</b>	<b>1</b>	<b>2</b>	<b>4</b>
Home Ownership	General Needs Flat	1	1	0	2
	Flat/Bungalow	1	1	0	2
	House	0	0	0	1
<b>Total</b>		<b>2</b>	<b>2</b>	<b>0</b>	<b>4</b>
<b>Overall Total</b>		<b>8</b>	<b>6</b>	<b>3</b>	<b>17</b>

**Comment** – Whilst a range of properties are needed, it will be noted from the table above that the majority of properties required are flats and bungalows for Housing Association rent.

### Local Connection

The survey identified 17 respondents with a housing need and provided sufficient details to assess their preferred tenure, number and size of housing that they required.

However, 2 households who registered a Part B form do not currently qualify under the local connection criteria but would qualify within 5 years.

223	Single person 60+	Residency 0 – 4 years Do not currently qualify	Private Rent	5 years +	Housing Association Rent
1	Couple	Residency 0-4 years Do not currently qualify	Home Ownership	5 years +	Home Ownership

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### Harvington Parish Profile

### Appendix B

The following information is taken from the 2001 Census

**Table 1: Parish Statistics**

	Harvington	Worcestershire
Area (Hectares)	531	173,529
Number of Households	656	223,049
Number of People Living in Households	1,636	532,823
Average Household Size	2.49	2.39

**Table 2: Household Types**

Household Type	Harvington	Worcestershire
One person	Pensioner	14.3%
	Other	8.8%
One Family and no others	Pensioner	12.7%
	Couple households with no children	22.1%
	Couple households with dependent children	23.9%
	Lone parent households with dependent children	2.3%
	All children non-dependent	11.1%
Other	Other	4.7%

**Table 3: Tenure**

	Harvington	Worcestershire
Owner Occupier	75.6%	75.5%
Shared Ownership	0.9%	0.5%
Social Rented	17.9%	15.2%
Private Rented	2.7%	5.9%
Rent from Other	2.9%	2.9%

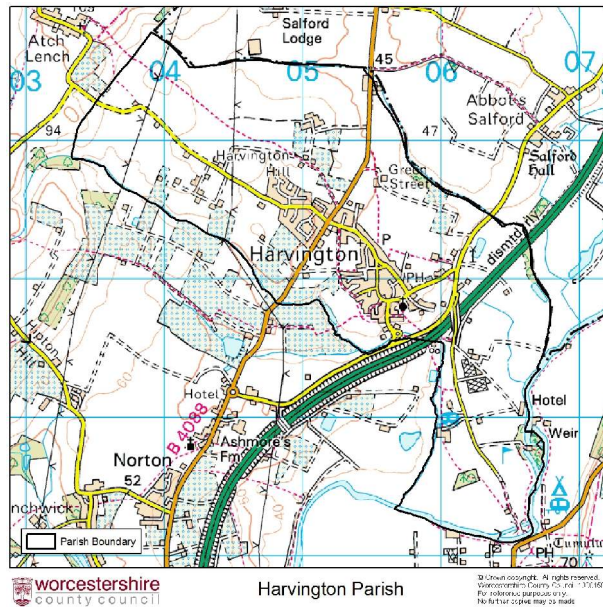
**Table 4: Property Type**

	Harvington	Worcestershire
House or Bungalow – Detached	48.1%	34.8%
House or Bungalow – Semi-detached	34.1%	34.1%
House or Bungalow – Terraced	15.8%	18.8%
Flat, maisonette or apartment	1.9%	11.6%
Caravan or other mobile or temporary structure	0.0%	0.8%

### House Prices in Harvington Parish

In 2008/09, 10 properties were sold in Harvington Parish. The lowest value was £160,000 and the highest £400,000.

### Map of Harvington Parish



Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices

Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

**Social rented housing is:**

Rented housing owned and managed by local authorities and registered social landlords for which guideline target rents are determined through the national rent regime. The proposals set out in the three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

**Intermediate housing is:**

Housing at prices and rents above those of social rent, but below market prices or rents and which meet the criteria set out above. These can include shared equity products (e.g. 'Homebuy'), other low cost homes for sale and for intermediate rent.

Government Planning Policy Statement 3  
November 2006 – this maybe subject  
to a future update

**Local Connection**

**Appendix D\_**

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For more information, please refer to Wychavon District Council's Home Choice Plus Allocations Policy and Local Connection Criteria.