



Slimbridge Parish Neighbourhood Development Plan

Regulation 15 submission

Local housing needs report

Data Sources

Two surveys have been carried out:

The NDP Steering Group issued a questionnaire in March 2021 which included a housing needs survey. A final report was issued on 19 July 2021 and is shown at Annex A.

Gloucestershire Rural Community Council (GRCC) conducted an independent housing needs survey in September 2021. A report was issued in November 2021 and is shown at Annex B.

The NDP Steering Group produced a report comparing the two surveys. A report was issued on 17 February 2022 and is shown at Annex C.

Annex D is an email from Sarah Walker, the GRCC Rural Housing enabler, providing clarification regarding the significance of the Homeseeker Plus (homeseekerplus.co.uk) data quoted in the GRCC report.

Annex E is a report on “self build housing”.

Annex F is an email from Cllr Alex Durkin regarding the Stroud District Council self build register.

Analysis

Annex C notes the following:

Conclusions

Taking into account the sample sizes, the data for the current housing stock is reasonably consistent between the two surveys; except for the GRCC survey showing twice as many two bedroom houses.

The results for the future housing needs are reasonably consistent apart from the number of young people looking to live independently and how this would be achieved. However as the GRCC report acknowledges at paragraph 7.2, “it is difficult to get data on the housing needs of younger people in surveys”.

The Homeseeker plus data considerably outweighs the need demonstrated in the surveys.

Recommendations

Further investigations are needed to:

Examine the housing needs of younger people to get a better understanding of their housing needs and how they would wish to satisfy their requirements.

Because the need shown in the Homeseeker Plus data far exceeds anything in the two surveys, it is vital that a better understanding of these data is obtained and the implications defined.

Further investigations

Although the NDP Steering Group have made considerable efforts to engage with young residents, with only moderate success and also, as noted in the GRCC report, this is a well recognised difficult problem. However, efforts will continue to engage with young people via a targeted social media campaign.

Clarification was sought on the nature of the Homeseekers plus data and this is reported in Annex D. The following is extracted from the email:

We have had several discussion with our partners i.e. the Local Authorities officers, Stroud, Forest of Dean and the Cotswolds, and I think we have decided to remove this piece of information going forward as it was felt misleading in the following ways. The Officers are very keen to stress that the number is practical irrelevant.

Firstly expressing an interest is not an accurate indicator of Housing Need. Secondly, we have no way of identifying “Local Connection” to the Parish.

Two vital question that are necessary to including the data in the housing needs survey.

I am sincerely sorry that I am not in a position to gain the information requested. The Homeseekers plus database as I currently understand it is a crude method for the Local Authority to complete their necessary statutory duty to maintain a list of potential housing need.

It is therefore concluded that the Homeseekers plus database of no use whatsoever in assessing the future housing needs of Slimbridge Parish.

It is also a matter of great concern that Stroud District Council is merely paying lip service to a statutory requirement, rather than providing data which could help formulate realistic NDPs.

Starter homes, bungalows and downsizing

Even from the incomplete evidence collected it is apparent that a need exists for starter homes for young people and also some residents would like to downsize, preferably to a bungalow. This demonstrates a requirement for an unquantified number of smaller homes in the future. As noted above efforts are ongoing to better understand the level of need.

Self-build Housing

The document at Annex E summarises the meaning of “self build”, the advantages and disadvantages.

The extract below from the email at Annex F shows that the Stroud District Council Self Build Register is of little use in assessing the need for self build plots.

As discussed at the last meeting, please find attached details of the numbers of registrations on the Self Build register. They cannot break down further into potential locations.

From my personal experience the register is really not that good an indication of demand. Many people don't bother to sign up as there is a continuing "admin cost", and frankly the council does not, in my experience, take it very seriously. I know I was on the register for a number of years and never heard a single thing from the council.

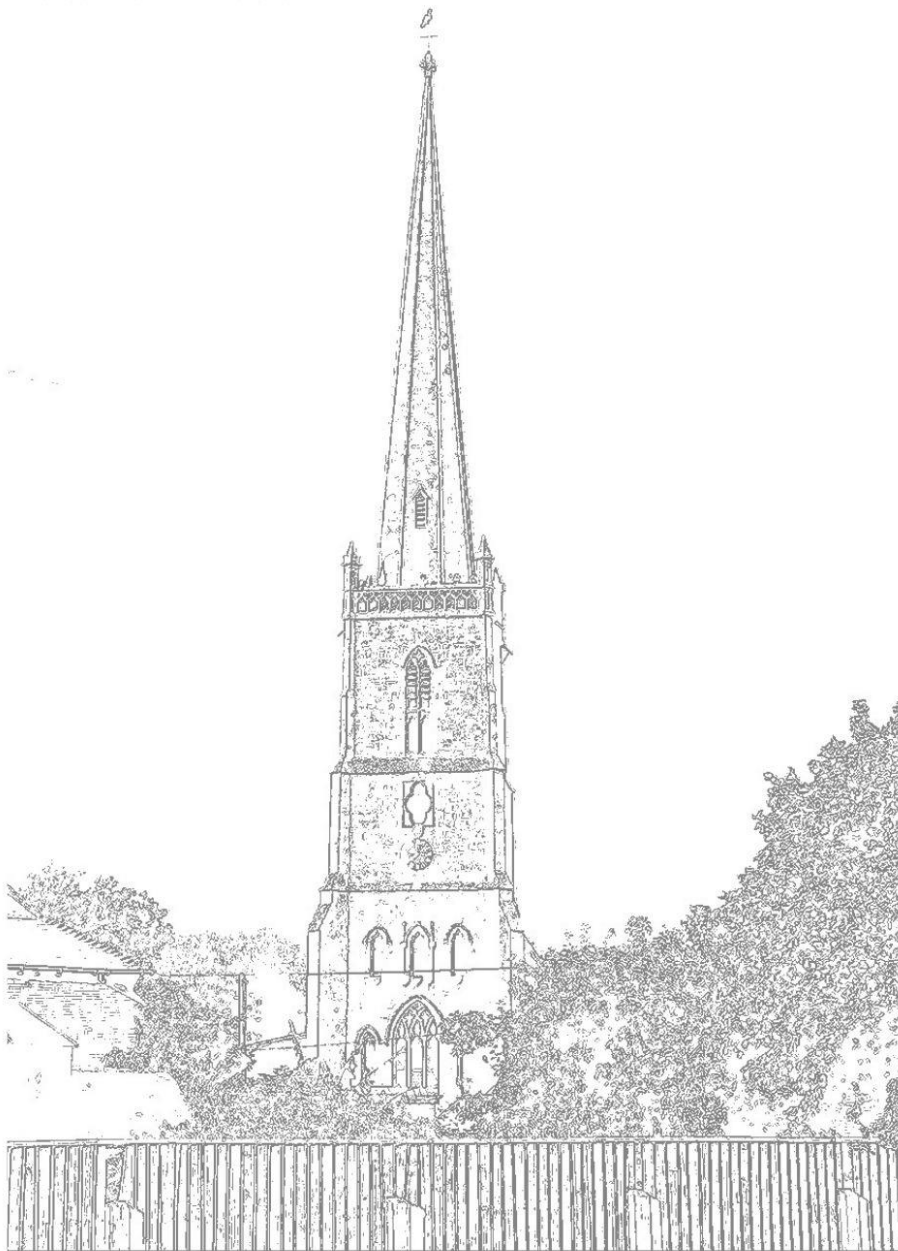
Again, it is a matter of great concern that Stroud District Council is merely paying lip service to a statutory requirement, rather than providing data which could help formulate realistic NDPs

Dave Thombs
Chair Slimbridge Parish NDP Steering Group
1 September 2022



SLIMBRIDGE PARISH NEIGHBOURHOOD DEVELOPMENT PLAN QUESTIONNAIRE

HOUSING NEEDS SURVEY



**Slimbridge Parish Neighbourhood Development Plan
Questionnaire
Future Housing Needs
Data Analysis**

Authors:

Chris Bailes
Dave Thombs
Steve Tilley

Released Version
19 July 2021

Contents

	Page Number
Introduction	4
Observations	5
Emerging themes	6
Data Analysis	7

Introduction

In July 2020, Slimbridge Parish Council agreed to write a Neighbourhood Development Plan (NDP) and asked a group of volunteers to undertake this work on their behalf. In order to gather information for the NDP, a questionnaire was devised by that group of volunteers to gather information from residents and approved by the Parish Council. In March 2021, families in the Slimbridge Parish with future housing needs were asked to give their views in the questionnaire. The volunteers are now producing a number of reports for the Parish Council and residents. Three reports have been produced, the first is a full analysis of the resident's views, the second is a summary of the resident's views and the third is an analysis of businesses views. This is the fourth and final report. These reports will form the basis of the NDP for Slimbridge Parish.

The aims of the housing needs questions were:

To establish whether there is any unmet housing need in the parish.

To identify the extent of housing need currently and in the foreseeable future.

To find out if any particular sub group of residents are disproportionately affected by housing need.

To ascertain what type of housing would address any deficit.

The housing needs survey was covered by Questions 55 to 67 in the main questionnaire.

A later stage of the NDP process would establish suitable sites for housing within the Parish

Observations

Respondents were requested to complete additional copies of Questions 55 to 67 in the event of more than one than one additional housing need per household. Additional copies were not requested,

21 households and hence 21 individuals identified a future housing need which represented 10.0% of the household returns. The table below shows the types of households with a future housing need.

Current tenure	No. of Responding households	Household type		
		One person	Two person	Family (3 or more persons)
Owner outright	8	2	2	4
Owner mortgage	9		1	8
Renting	2			2

With family	1		1	
Not known	1		1	
Total	21	2	5	14

Demand exists for additional future housing in the parish, mainly for young people looking to buy a starter home on the open market and the results are summarised below.

Timescale	
Within year	7
1-5 years	5
Later	2
Bedrooms required	
1	6
2	4
3	3
4	1
Type of property	
House	8
Bungalow	1
House or bungalow	2
House or flat	1
House bungalow or flat	2

Two families wish to downsize to 2 bedroom bungalows, timescale not known.

One family wishes to downsize. Number of bedrooms. house type and timescale not specified.

One family wishes to move to improve security of tenure to 3 bedroom house within 5 years.

Two families wish to upsize to 4 bedroom houses, one within five years, the other unspecified.

One family wishes to move to a 2 bedroom house for unspecified reasons.

Emerging Themes

There is a significant short and medium term demand by young people hoping to buy a starter home on the open market.

All persons wanting to move within the Parish wish to purchase property on the open market.

Data Analysis

Question 55 and 56 were control questions

Question 57 What type of household are you?

	Number
One person household over 65	2
Couple, both under 65	3
Couple, one or both 65 or over	2
Family with young people aged 18 or under	5
Family with family members over 18	8
Family of multiple occupancy (2 or 3 generations)	1

Question 58 What is your main reason for your desire to move?

	Number
Need/would like a larger home	3
Need/ would like a smaller home	6
Need /cheaper home	1
Need/want better security of tenure	1
Need to set up independent home	5
Need to be closer to carer/dependent	1

Question 59 If anyone in your household is likely to wish to move to their own accommodation within the parish will they seek accommodation ideal for:-

	Number
Young people looking for a starter home	13
Single adults	2

Question 60 How many people of each age and sex are there in the proposed new household? For example 1 male age 25, 1 female age 24, 1 male age 2 or prefer not to say.

Prefer not to say

1 male aged 80+

1 male 21, 1 male 56, 1 female 53
1 Male (41), 1 Female (37), 2 children (12/14)
N/A
1 male 20, 1 female 22
1 male age 42 1 female age 42
Male 25
1 male aged 25
Prefer not to say
1 male age 52, 1 female age 38 1 child age 5
1 male age 22
1 male age 87, 1 female age 57, 1 male age 22, 1 female age 17
1 male aged 29 2 females aged 4 and 2
1 male age 25
1 male age 21
1 male 21, 1 female 20, 1 male 18, 1 female 18

Question 61 *Approximately when would the household expected / need to move?*

No immediate rush
10 years as home will be too large, young adults will have left home.
5 years
5 years
within 5 years
2025
2023, 2025
1-2 years
2022
1 year
this year
This year
imminently
As soon as possible.
Unknown
Wife in care home my needs may change soon

Question 62 *Please give the reasons why this household's current home does not meet the households need.*

Independent living
Could be too large for my needs
It is does. Wanting to move to seaside
Need to buy for security and stop renting
Too big
N/A

young adults wanting independence

Garden is not big enough

No response

Feels overcrowded. Clash of interests / lifestyles. Need for independent living for young male adult.

Overcrowding, too far from employment and transport

He is of an age where he would like to gain his own independence

It is fine currently.

Overcrowding

2025 young person desire to set up independent home

my children will be getting older and want their new homes for themselves and their family, but be close by still

desire to live independently

children growing up, needing to move into own home for independence

Kids have grown up, want their own property

Question 63 *Does this household have a specialist housing need?*

None

Question 65 *What is the minimum number of bedrooms you need?*

	Number
1 bedroom	5
2 bedrooms	7
3 bedrooms	5
4 bedrooms	3
5 + bedrooms	0

Question 66 *What type of property do you need?*

	Number
House	16
Bungalow	7
Ground floor flat	3
Flat above ground floor	2

Question 67 *Would you prefer to rent / buy:-*

100% would wish to buy on the open market.



Slimbridge

Stroud District

Parish Housing Needs Survey Report
November 2021

GRCC

Tel: 01452 528491

Email: info@grcc.org.uk

Contents

1. Introduction
2. Parish Summary
3. Aim

4. Survey Distribution and Response
5. Key Findings:
 - Part A – You and Your Household
 - Part B – Housing Needs
6. Affordability
7. Additional notes
8. Conclusion

Appendix 1: Suggestions for small development sites

Appendix 2: Comments on affordable housing for the parish

1. Introduction

1.1 In September 2018 Gloucestershire Rural Housing Partnership (GRHP), 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.

Gloucestershire Rural Community Council (GRCC) undertakes parish housing needs surveys on behalf of GRHP.

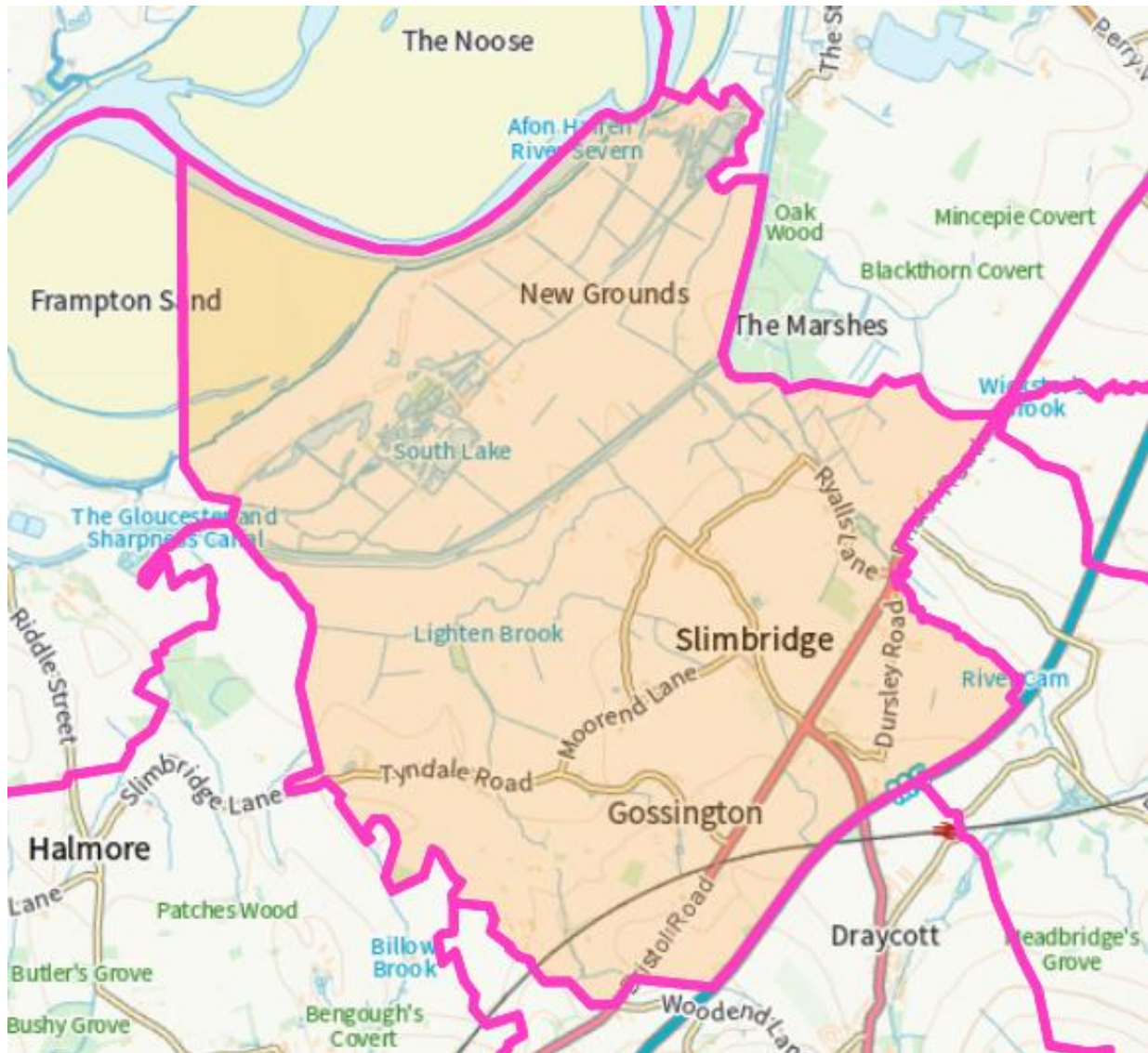
1.2 The Rural Housing Enabler (RHE):

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

1.3 Prior to the survey being undertaken and for clarification, a copy of the survey questionnaire and its methodology were issued to an officer for housing services provided by Stroud District Council and approved by them. This report is valid for up to 5 years from the survey (September 2021).

2. Parish Summary

Ordnance Survey map showing Slimbridge parish boundary.



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

2.1 According to Stroud District Council there were 511 dwellings on the Council Tax register in August 2021. The ONS Mid-Year Estimates 2018 gives the total population of the civil parish as 1,205.

2.2 Facilities include Slimbridge Primary School, St John the Evangelist church, Slimbridge Village Hall, Slimbridge Playing Fields and pavilion, football club and cricket club, British Legion Social Club, The Tudor Arms pub, The George Inn, and the Black Shed Café.

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 Slimbridge parish.

3.2 Although there is no set definition of housing 'need' and 'demand' they can be broadly described as follows:

Housing 'demand' is a market driven concept and relates to the type and number of houses that households will choose to occupy based on preference and ability to pay.

Housing 'need' is an indicator of existing deficit: the number of households that do not have access to accommodation that meets certain normative standards. This measure mainly refers to the level of need for more or improved social housing.

Source of information: House of Commons Library Social Policy Section Standard Note SN06921

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, Slimbridge Parish Council, and local residents upon request.

4. Survey Distribution and Response

4.1 Questionnaires were sent by Royal Mail and addressed to the occupiers of 511 dwellings during the week beginning Monday, 13 September 2021.

4.2 Recipients were asked to return their completed questionnaires to GRCC's offices in the Freepost envelope provided within two weeks of receipt. Allowing for late returns, all questionnaires received by 25 November 2021 are included in this report.

4.3 The questionnaire is divided into two parts. Part A is entitled 'You and Your Household' and includes a section on Community-led Housing. Part B is entitled 'Housing Needs'.

4.4 Every household was asked to complete Part A of the form. If a household considered themselves to be in housing need, or likely to be in need of re-housing in the next five years, they were invited to complete Part B. Households were also asked to forward the questionnaire to anyone they knew who had moved away and might wish to return to live in the parish.

4.5 105 completed questionnaires were received at GRCC's offices. This equates to a response rate of 20.5%. For comparison, since 2009 GRCC has received response rates for parish housing need surveys ranging between 10% and 55%.

5. Key Findings

Part A – You and Your Household

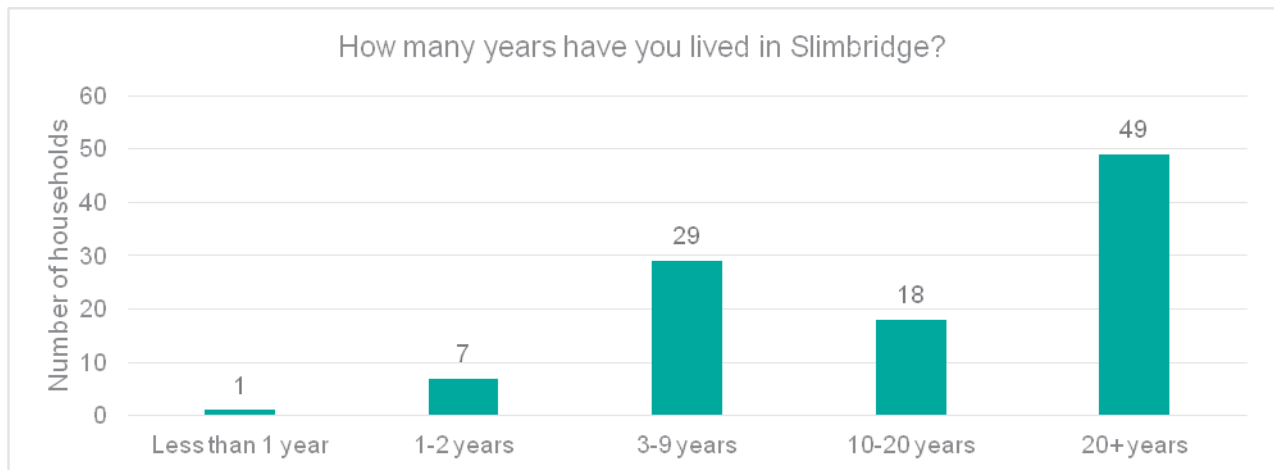
5.1 Below are the responses to questions in Part A.

Question A1

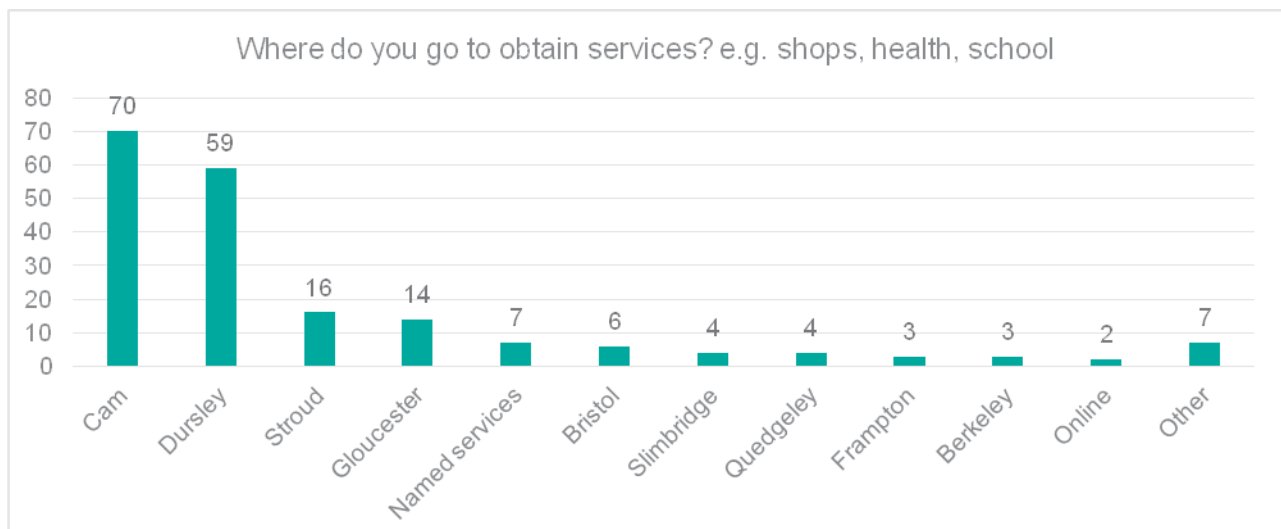
Is this your main home?		
Yes	No	No reply
98	1	6

5.2 Those for whom Slimbridge is not their main home are asked not to complete the survey but to still return it. Therefore 104 surveys out of the 105 returned are included in the responses below.

Question A2



Question A3



5.3 This was an open question with multiple responses given.

Question A4

How do you travel to these services?							
Car / motorbike	Lift (incl. taxi)	Bus	School bus	Community transport	On foot	By Bicycle	Other
100	4	11	4	0	12	9	1

5.4 Respondents were asked to tick all options which applied to their household so multiple responses were given.

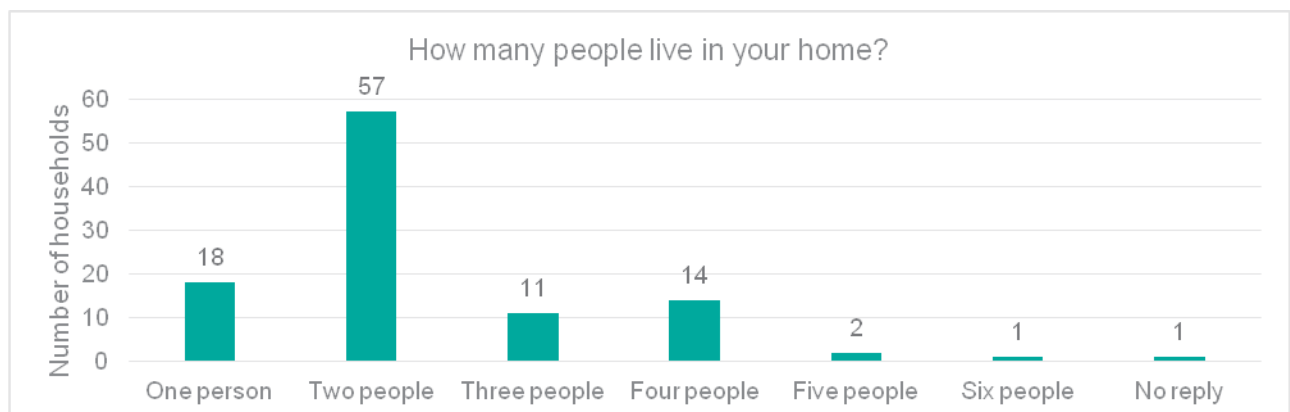
Question A5

Is your home a ...					
House	Bungalow	Flat / apartment	Sheltered / retirement	Caravan / mobile home	Other
82	13	1	0	7	1

Question A6

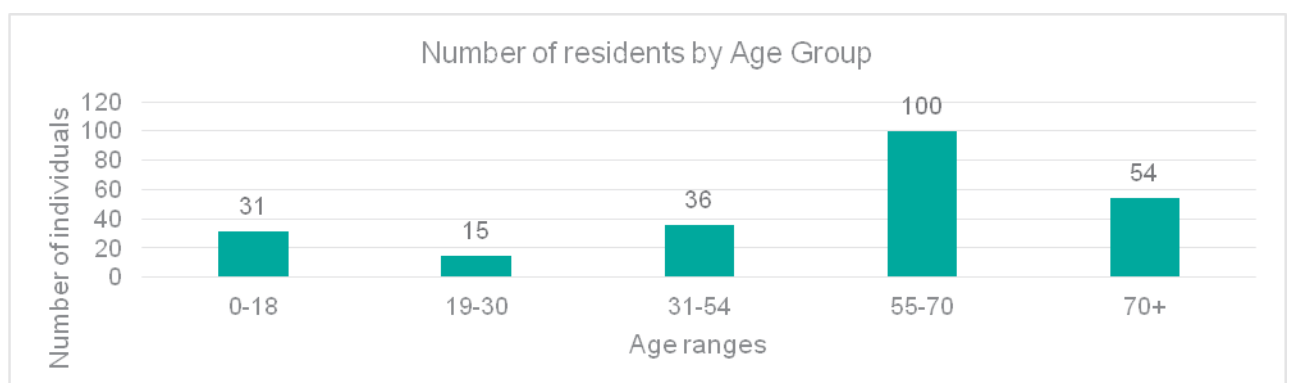
How many bedrooms does your home have?				
1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	No reply
4	21	30	49	0

Question A7

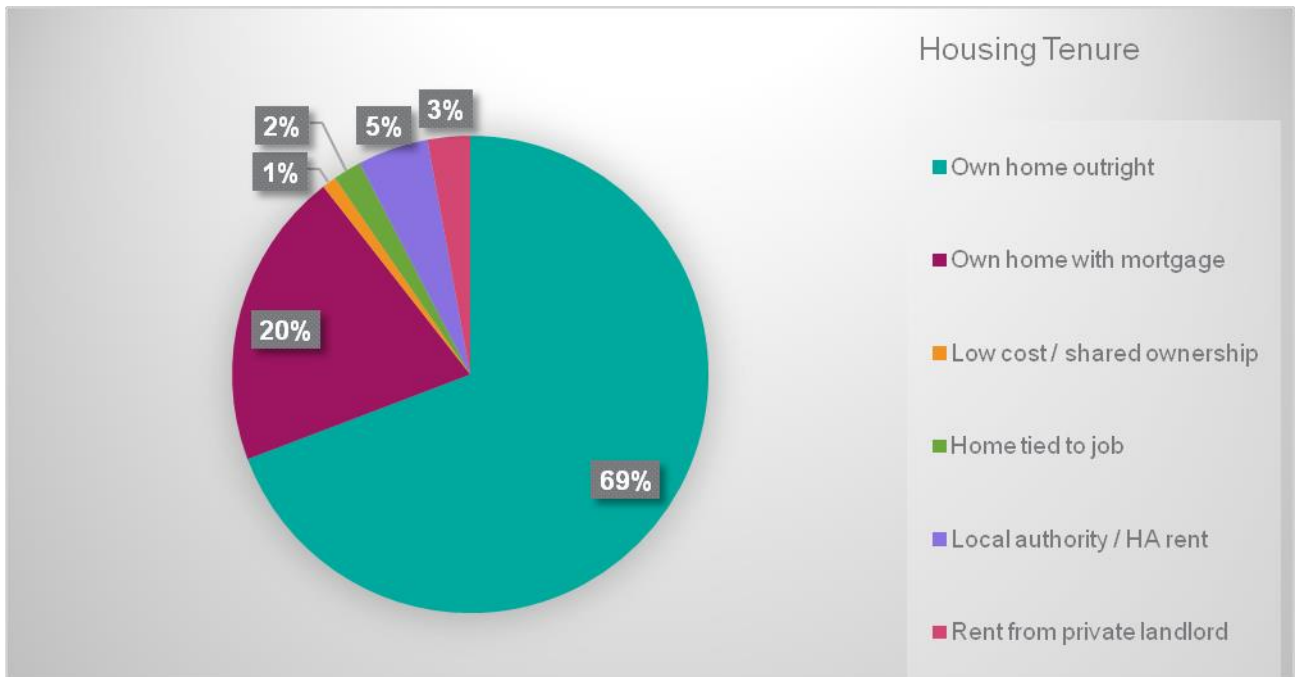


5.5 No respondents indicated that there are seven or more people living in their home so these options have not been included in the above chart.

Question A8



Question A9



5.6 No respondents live with family / friends so this option has not been included in the chart. All 104 possible respondents answered this question.

Question A10

Has anyone from your family moved away from Slimbridge in the last 5 years due to difficulty finding a home they could afford locally?		
Yes	No	No reply
6	98	0

Question A11

If a need is identified, would you support a small development (2-15 dwellings) of affordable housing for local people in the parish?			
Yes	No	Maybe	No reply
42	31	28	3

Question A12

5.7 Respondents were invited to suggest a site where a small development of affordable housing for local people could be built in the parish. Of the 104 possible respondents, 58 replied to this question. Percentages below are out of 58. Some respondents suggested more than one potential site so the percentages will not sum to 100.

5.8 The table below shows the most common areas suggested along with the numbers of responses against development and general comments. A schedule of all comments is listed in Appendix A.

	Number of comments	% of respondents
Within village boundaries	10	17.2
A38	4	6.9

Brownfield sites only / not green field	7	12.1
Wisloe	8	13.8
Cambridge	5	8.6
Gossington	2	3.4
Other sites	5	8.6
Elsewhere	5	8.6
Against further development	6	10.3
Other comments	12	20.7

Question A13

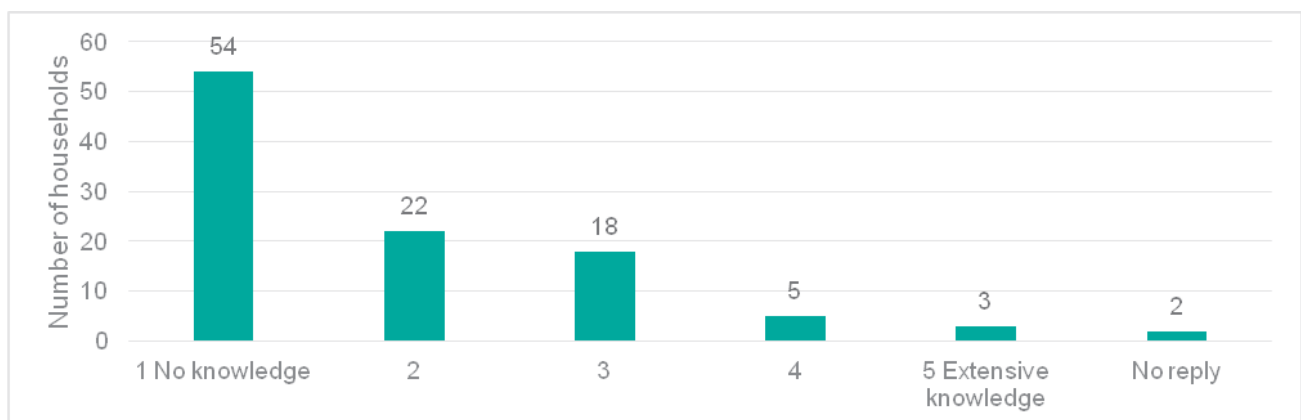
5.9 The question invites comments on the issue of affordable housing in the parish. Of the 104 possible respondents, 52 replied to this question. The summary of responses by subject area is provided below. A schedule of all comments is listed in Appendix B.

Subject area	Number of comments
Needed for local young people / families	10
Traffic / infrastructure concerns	9
Already have enough affordable housing	5
Plenty of recent / wrong kind of development	7
Against further development	7
Small development only	4
General comments	14

Community-Led Housing questions

Question A14

5.10 Respondents were asked to rate their knowledge of community-led housing on a scale from 1 to 5, with 1 being 'No knowledge' and 5 'Extensive knowledge'.



Question A15

Have you ever been involved in a Community-led Housing project?		
Yes	No	No reply

1	103	0
---	-----	---

Question A16

Would you be interested in being involved in a Community-led Housing project?		
Yes	No	No reply
8	94	2

5.11 Those who ticked 'Yes' were invited to provide their contact details if they would like GRCC to get in touch about Community-led Housing.

Question A17

Do you think this approach to housing would benefit your community?		
Yes	No	No reply
54	37	13

Part B – Housing Needs

What is affordable housing?

5.12 Affordable housing is defined in the National Planning Policy Framework (published February 2019) as follows:

Affordable housing: 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, these 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.

5.13 24 households completed *Part B: Housing Needs* of the survey questionnaire and self-identified themselves in need of alternative housing. Of these, 6 indicated they would need to move within one year; 7 in one to two years; and 10 in three to five years from the date of the survey (September 2021). 1 household did not indicate when they needed to move.

5.14 6 of those who responded to the survey have not been included in the tables below; 2 because they did not provide enough information to assess, and 4 because they want to move away from Stroud District.

5.15 According to information provided on their completed questionnaires 4 households require affordable rented housing. 3 households seek to buy their own homes and may be able to afford affordable home ownership.

5.16 Information about the households requiring affordable rented housing is shown in the table below.

Table B1: Households in need of affordable rented housing

Household	Dwelling type & no. bedrooms	Connection with Slimbridge	Current tenure	Reason for moving	Where would you prefer to move?
Couple 19-30	1 bedroom house, bungalow, ground floor or above ground flat	Lives in parish	Live with family / friends	Need to set up independent home	Within parish
Couple	2 bedroom house, ground floor or above ground flat	Lives in parish	Live with family / friends	Need to set up independent home	Within Stroud district
Parent & adult child	2 bedroom bungalow or ground floor flat	Lives in parish	Rent from housing association / local authority	Need smaller home	No preference
Single male, 19-30	1 bedroom bungalow	Lives, works & has close relative in parish	Rent from private landlord	Need to set up independent home	Within parish

5.17 These four households have indicated they are not on Stroud District Council's housing register for rented housing (known as Homeseeker Plus).

5.18 Homeseeker Plus records 64 households stating a preference for housing in the parish of Slimbridge. It is not possible to ascertain how many of these households have a verified local connection to the parish and, while it can be a helpful indicator of need, the 'preference' figure is not likely to fully reflect the number of households seeking accommodation in Slimbridge and surrounding parishes. As shown from the responses to the Housing Needs Survey, not all those who are in housing need are registered with Homeseeker Plus.

5.19 However, if the Housing Needs Survey and Housing Register figures are taken together, this indicates that there are 68 households identified as seeking affordable rented housing in Slimbridge.

5.20 Details of households seeking affordable home ownership are shown in the table B2 below.

Table B2: Households in need of affordable home ownership

Household	Dwelling type & no. bedrooms	Connection with Slimbridge	Current tenure	Reason for moving	Where would you prefer to move?
Single male, 19-30	1 bedroom bungalow	Lives in parish	Lives with friends / family	Need to set up independent home	Within parish
Family (couple 31-54, child 0-18)	3 bedroom house or bungalow	Lives in parish	Low cost / shared ownership	Need larger and physically adapted home	Within parish
Single male, 19-30	2 bedroom house	Lives in parish	Lives with friends / family	Need to set up independent home	Within Stroud district

5.21 Details of households seeking alternative housing on the open market are shown in table B3 below.

Table B3: Households seeking alternative housing on the open market

Household	Dwelling type & no. bedrooms	Connection with Slimbridge	Current tenure	Reason for moving	Where would you prefer to move?
Family	2 bedroom house or bungalow	Lives in parish	Rent from private landlord	Need to set up independent home	Within parish or Stroud district
Single female, 70+	2 bedroom house, bungalow, ground floor or above ground flat	Lives in parish	Owens home outright	Need a smaller home	No preference
Couple, 55-70	2 bedroom bungalow	Lives in parish	Owens home outright		Within parish
Single, 70+	2 bedroom	Lives in parish	Owens home outright	Ageing	Within parish
Single female, 70+	2 bedroom house, bungalow or ground floor flat	Lives in parish	Owens home outright	Need a smaller home	No preference
Single, 70+	3 bedroom bungalow	Lives in parish	Owens home outright	Ageing	Within parish
Single male, 55-70	2 bedroom house or bungalow	Lives and works in parish	Owens home outright	Traffic issues	No preference
Single male, 55-70	2 bedroom bungalow	Lives in parish	Owens home outright	Needs home close to services	Within Stroud district
Couple, 31-54	2 bedroom house or bungalow	Lives, works, and has close relative in parish	Owens with mortgage	Need a larger garden	Within parish
	3 bedroom house	Lives in parish	Owens with mortgage	Need a smaller home	No preference
Couple, 55-70	2 bedrooms	Lives in parish	Owens home outright	Need a smaller home	Within Stroud district

6. Affordability

6.1 A household's current housing circumstances, income, and savings, the 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 on 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; stamp duty; legal fees; 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 Slimbridge in the two years prior to October 2021. These are shown in the following table.

Average prices of residential properties in Slimbridge sold in the two years prior to October 2021 (according to HM Land Registry)

Property type	Average Price (£)	Number of Sales
Detached	453,375	8
Semi-detached	273,125	4
Terrace	209,667	3
Flat	675,000	1
Other	132,000	1
All	362,088	17

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

- 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 geographical area such as Slimbridge the numbers of sales can be small and consequently the average

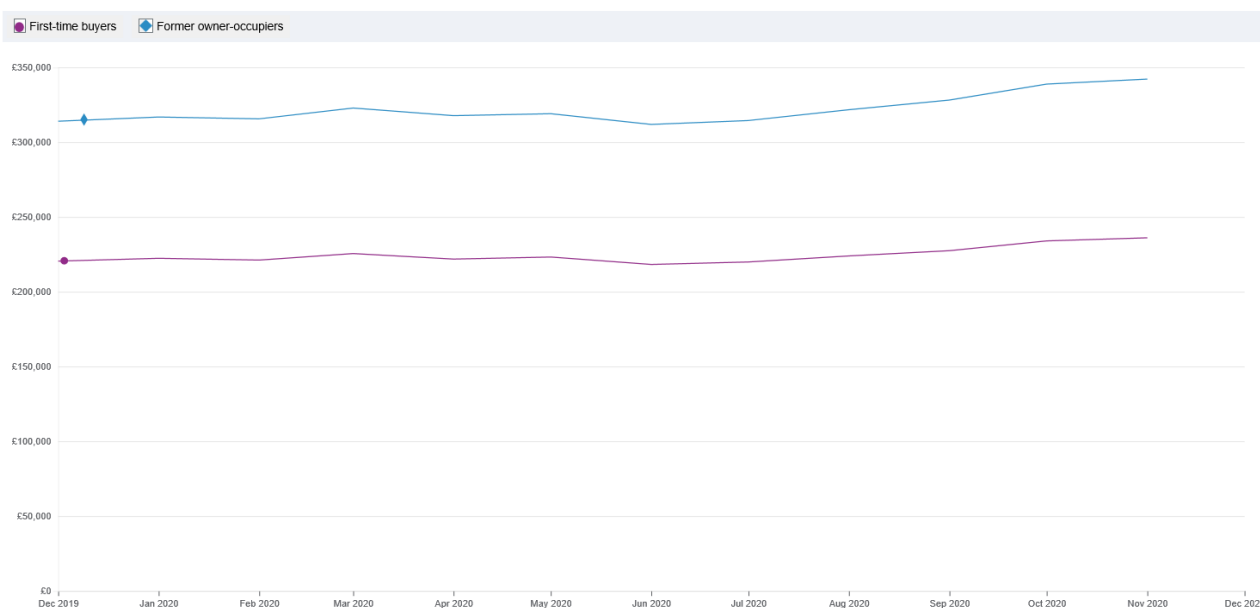
house prices can be skewed by one or two house sales if the property is of a very high or low value. According to HM Land Registry the highest priced dwelling sold in the two years to October 2021 was £675,000 and the lowest priced dwelling was £132,000.

6.10 HM Land Registry tells us that the average price of new build residential properties in the Stroud District was £391,358 in 2020, and for existing residential properties was £285,009.

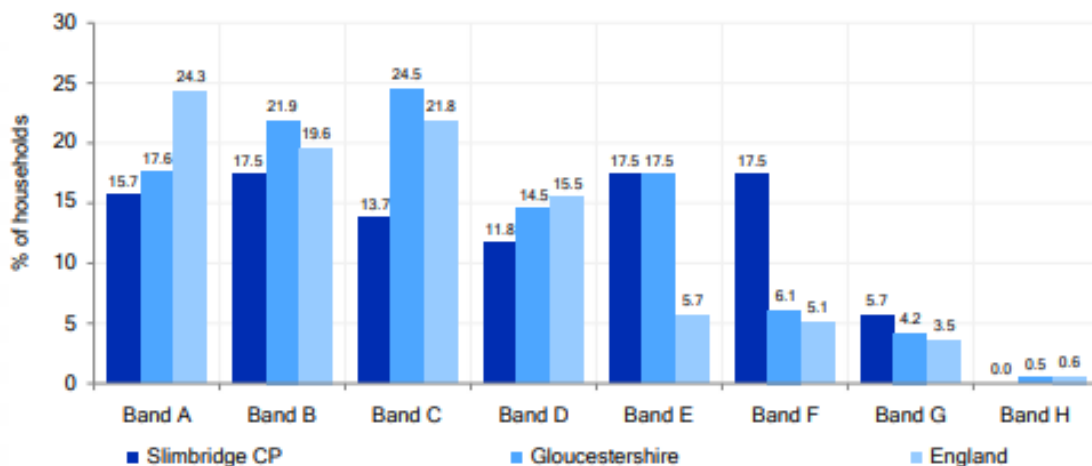
6.11 HM Land Registry tells us that for the Stroud District the average house price change was 6.7% for 12 months prior to November 2020.

Average price by buyer status in Stroud District (UK House Price Index; data sourced from HM Land Registry)

Average price by buyer status in Stroud



Percentage of dwellings according to Council Tax Banding; data from Valuation Office Agency (2019)



6.12 The distribution of dwellings by Council Tax Band for Slimbridge parish, Gloucestershire, and England is shown in the chart above. Slimbridge has a lower proportion of Band A, B, C and D properties than in both Gloucestershire

and England. However, the proportion of dwellings in Band F is notably higher than for both Gloucestershire and England.

Example Calculation for a Mortgage

6.13 When applying for a mortgage the applicant is usually subject to an affordability assessment by the mortgage provider, which determines how much money 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 priced dwelling (£362,088) sold during the past two years in Slimbridge a household would require a mortgage of £343,984, assuming they have a deposit of £18,104. Based on an interest rate of 4% and repayment over a period of 25 years, the monthly repayments would be £1,816. A larger deposit would reduce the size of the mortgage and hence a lower annual income could support the mortgage.

Median gross annual earnings for residents in local authority areas

Area	Full-time employees £	Part-time employees £	All employees (full-time & part-time) £
Cheltenham	33,670	10,010	26,172
Cotswold	29,895	11,149	26,338
Forest of Dean	28,434	9,126	20,613
Gloucester	26,078	8,975	21,866
Stroud	29,110	9,849	22,818
Tewkesbury	31,034	11,216	25,069
Gloucestershire	29,848	9,968	23,806
South West	29,037	10,218	22,922
England	30,670	10,468	25,095

Source: ONS Annual Survey of Hours and Earnings for 2020 (provisional)

- The median gross annual earnings of residents in full-time employment in the Stroud District was £29,110 in 2020. This is lower than the corresponding Gloucestershire figure (£29,848) and figure for England (£30,670), but marginally higher than the figure for the South West region (£29,037).
- Based on the average price (£362,088) of homes sold in Slimbridge parish in the last two years, a person in receipt of a median Stroud District full-time income (£29,110) would **be unable to purchase an average priced property without a considerable deposit of around £245,648.**
- Many potential first time buyers struggle to meet the costs of buying their own home.

Private rented

6.15 Information gained from www.rightmove.co.uk reveals the rent per calendar month (pcm) for the following property types available for rent in a 3-mile radius of Slimbridge in November 2021:

Property	Rent (pcm)
1 bedroom apartment (Dursley)	£850
3 bedroom terraced house (Cam)	£1,325
3 bedroom detached house (Saul)	£1,500
4 bedroom detached house (Berkeley)	£2,495

6.16 Local authorities, housing associations and housing organisations generally consider a household's housing costs should not exceed 35% 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 on a housing cost of 35% of a household's income, a minimum gross annual income required to rent the properties above is outlined below:

- 1 bedroom apartment (Dursley) - £29,143
- 3 bedroom terraced house (Cam) - £45,429
- 3 bedroom detached house (Saul) - £51,429
- 4 bedroom detached house (Berkeley) - £85,543

Of course, the rent does not include running costs, e.g. council tax, fuel bills, etc.

6.17 The median gross income of all employees in the Stroud District (both full-time and part-time employees) was £22,818 in 2020. Someone in receipt of the median gross income in the Stroud District would not be able to afford to rent any of the properties available in a 3-mile radius of Slimbridge.

Existing Affordable Housing Stock

Existing affordable rent housing stock in Slimbridge:

Type of dwelling	Numbers
2-bedroom house	8
3-bedroom house	6

Existing social rent housing stock in Slimbridge:

Type of dwelling	Numbers
1-bedroom bungalow	4
2-bedroom bungalow	8
3-bedroom house	18

6.18 In total, there are 44 affordable or social rent dwellings in Slimbridge parish.

6.19 There have been 6 re-lets of affordable or social rent housing in Slimbridge in the last two years: 5 3-bedroom houses and 1 2-bedroom bungalow. These are the latest figures available from Stroud District Council.

7. Additional Notes

7.1 Part B 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).

7.2 The information gained from this survey is a key element for assessing local needs. It should be noted that:

- Experience informs us that it is difficult to get data on the housing needs of younger 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 are in need of affordable housing.

7.3 Future housing development in Slimbridge parish should take account of future anticipated housing need as well as the number of households in immediate need.

7.4 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 a then all-time low of 0.25% to 0.5%, and again in August 2018 to 0.75%. In March 2020 the Bank of England base rate was cut to a record low of 0.1% due to the Coronavirus pandemic. However, mortgage lenders often charge higher rates of interest to first time buyers and require substantial deposits, sometimes 10% or more of the purchase price as well as charging arrangement / administrative fees.

8. Conclusion

8.1 Assessment of the information provided has confirmed that:

- **4** household requires affordable rented housing,
- **3** household may be able to afford affordable home ownership
- **11** households can afford market housing

64 households are recorded on Homeseeker Plus with a preference for accommodation in Slimbridge.

8.2 In addition to local households in need, consideration should be given to turnover of the existing affordable and social housing stock in the parish when determining the number, type and tenure of additional affordable dwellings required to meet the parish's need. Also, consideration may be given to forecasted changes in the demographics and the impact of Government policies, e.g. housing benefit regulations. It should be noted that some existing affordable housing may be allocated to persons in greatest housing need throughout the District rather than priority awarded to local people.

8.3 Anyone in need of affordable rented housing should apply on Stroud District Council's housing register, Homeseeker Plus www.homeseekerplus.co.uk. For affordable home ownership contract Help to Buy South. Tel: 0800 456 1188 www.helptobuyagent3.org.uk.

8.3 For housing advice contact Stroud District Council on tel: 01453 754078.

Appendix 1

Below are verbatim responses to **question A12: Please suggest a site where such a development could be built.**

Where a respondent suggested more than one site the response has been split.

Within village boundaries
The field by the drive to the old vicarage
East side of St John's Road towards school
Within the existing boundaries
Behind Parish car park – opposite Tudor Arms
Next to church
In village to avoid further ribbon development
Nearer Patch Bridge & its seasonal area
Near centre of village to build out to village not another ribbon development
Tyning Crescent? Slimbridge
By British Legion
A38
Either side of A38 Bristol Road. Site recently developed within last 6 months.
Bristol Road
Along the A38
On the Cam side of the A 38 close to the Slimbridge roundabout
Brownfield sites only / not green field
Therein lies the problem. I don't believe further development within the parish should be encouraged on green land. We need to retain the countryside / farmland.
I don't know the area well enough to suggest a good site but I would prefer and brown site.
Already been done on available land. Please leave green fields alone. White Lion already used
Brown fields site only, as requested by the Prime Minister
Any brown sites
Any brown sites available
Brown field sites or unused farmland locally
Wisloe
Wisloe
Wisloe
Wisloe Road or surrounding fields
Cambridge / Wisloe but small development

Where they are trying to build Wisloe Green. That development is far too large and we do not have the infrastructure to support it

Wisloe

Wisloe Green village

Wisloe Green

Cambridge

Ryalls Lane

Cambridge close to A38 & bus stops

Cambridge / Wisloe but small development

Hills House Farm

My field on Ryalls Lane opposite Roll Court grid reference SO 74692 03915, good for 15 dwellings of affordable housing

Gossington

Gossington

Gossington or Tumpy Green. Spread out the new housing which has mainly been Slimbridge and Cambridge

Other sites

Dursley Road

Moorend Lane?

Anywhere but Cambridge

Moorend Lane site in Stroud DC SALA

Moorend Lane

Elsewhere

Coaley

Far away from here

Quedgeley, Gloucester

Dursley

Closer to work / shops i.e. Dursley or Cam

Against further development

We have already given up enough! & not to Wisloe!!!

Generally I do not want more houses as they add to sprawl. I'm not a first time buyer but renting now because house prices here too high. Quite often houses are built by developers for their own financial gain with no consideration to long term sustainable housing or environmental impact

Not applicable as we have already had social housing thrust upon us in Cambridge

Nowhere
Nowhere – road infrastructure can't take any more traffic; public transport is appalling; usually insufficient parking with such properties causes vans & vehicles to encroach on other residents.
Leave the local area well alone
Other comments
There are none
Any small suitable plots of land for several dwellings, not large estates.
This is being addressed in the Slimbridge neighbourhood development plan
It is difficult as the road through our village is already overloaded due to vehicles going to WWT, pub & Black Shed. There are also lots of people living on canal boats at Shepherd's Patch. The roads are very narrow for modern vehicles.
We pay the council to do this job
All sites seem to have been filled not with affordable housing
No suitable sites in this parish exist
Not on a flood plain
Don't know
Difficult. They would need to have a decent sized garden for me to consider them being built so I am unsure as to where they could be located
Unsure
If you develop I suggest to move around the village. Currently all affordable housing is in one place. New developments spread affordable housing throughout the area

Appendix 2

Below are verbatim responses to **question A13: If you have any comments on the issue of affordable housing in your parish please use the space below.**

Responses have been divided into suggestions by subject area. Where a respondent made comments which cut across several areas, the comments have been divided between the two.

Needed for local young people / families

Our son is 26 and would move out into his own little place should it be affordable.

Parish lacks suitable dwellings for young people / families who do not have bank of Ma & Pa, but work is essential, low paid employment

Desirable for young local families due to high prices of properties in the village.

Affordable homes should be for local people and not 2nd homes or rental properties owned by landlords

We need more younger people in the Parish

We need houses young people can afford to buy so we keep young people in the village

We need to have more young families in the village so we need affordable housing starter homes to buy

Make them affordable to the young of the parish

My children who went to school here would like to return to Cambridge, Glos when housing is available at a low price

Very welcome, especially start up family homes

Traffic / infrastructure concerns

The local roads / infrastructure already struggling

Concerns about more traffic. Possibly overcrowding in schools, doctors, etc.

Slimbridge is already a very busy village (traffic) because of the wildfowl centre. We get caravans and agricultural vehicles all day long

Very few jobs in Slimbridge & very poor public transport. More houses puts more pressure on schools and roads. Build homes near jobs!

These properties are for younger people therefore will use local village school which requires adequate parking off village road

Slimbridge does not have shops or local services. Affordable housing should be built where there are local services.

It would need better infrastructure, a village shop, bigger school. What is currently in place is not sufficient to support local area.

Affordable housing should be located as near as possible to central amenities for access purposes

People who live in CLH / social housing could be less likely to drive and should be based in towns / villages with GPs and shops

Already have enough affordable housing

So called 'affordable housing' has recently been built on the A38 in Cambridge. A good mix of housing types already exists in Slimbridge Parish. It is good that residents are being asked about this though.
We already have affordable housing and housing association in Cambridge
Yes we have enough already!
I think there is enough affordable housing.
The last time such a development was built, almost no local people were allocated a house. Complete strangers moved in. I have no confidence in these schemes.
Plenty of recent / wrong kind of development
Too many 4-5 bedroom houses built on land that could have affordable homes
SDC used Barton Fields development of affordable housing to foist much larger development of other houses on the Parish, against local wishes
As so many houses are built locally e.g. Cam, Box Road not really required here
Very large number of houses being built in vicinity – none truly affordable nor sustainably built
Under pressure from a major development @ Wisloe. This clouds much of the local debate
Just about all development in recent years has been of upmarket, high priced executive homes which I believe has led to a less balanced older aged population with less community feel.
This has been an issue for years. Nearly every available space has been used for 'executive' type homes
Against further development
If there's a new development just outside of Slimbridge in Cam & Gossington, do we need to develop more in Slimbridge? For sustainable and environmental reasons, I wouldn't want to see another development in Slimbridge
Wisloe will have a massive influence on the parish and its inhabitants. If Wisloe happens then no additional development should be done in the parish.
The village is already too congested with housing. Affordable housing could be built nearby instead e.g. Quedgeley, Gloucester
We have already given up enough! & no to Wisloe!!!
Don't need any. Will spoil countryside and farmers will have no lands
Not needed
Not required here. Don't ruin our small community
Small developments only
However, a small development of detached houses in keeping with the village would be acceptable
Very much against these very large developments of hundreds of houses. Much better to plug smaller gaps in provision, distributed around many villages
Small development only
Affordable housing of size indicated in A11 above.
General comments

Not sure where affordable starts. In my early days to make property available. No car, no washing machine, no dishwasher, no big screen TV, no foreign holidays. (Nothing to do with the Parish but does show what can be done). Did finish up with a home to live in.

Having moved from the Midlands to Slimbridge a couple of years ago we have found house prices highly inflated here. The problem is a balance of having houses but not ruining the countryside. It is beginning to look like any housing development in the country – no character and houses rammed in

There will be no affordable housing. How can you call one hundred thousand pounds affordable?

Need more detached homes for those who want a quiet home to work from and really care about the property and garden. Allow disabled to work at home

There needs to be a standard of upkeep criteria, and the housing should be eco-friendly, provide enough off street parking, have gardens and spaces as well as be of a high standard of build. Not cheap 'cookie cutter' houses that fall apart after a short time.

Affordable housing is always needed but not always popular

In the main affordable housing causes others to deal with their social deprivation. Few social activities for these younger groups

If we want affordable housing we need to as a society pay a living wage, support more accessible / affordable childcare and give better social care

This is being addressed in the Slimbridge Neighbourhood Development Plan

Small affordable houses are fine but what happens when the family grow and the house is no longer big enough. The design should be capable of extending

I lived in an area which was peaceful & quiet. We now have an area you call affordable housing with younger noisier occupants

If used respecting residents wishes

There should be opportunities to buy lower costing houses in the area without them being shared ownership or housing association

We need a mix of housing to support locals, workers and mix of wealth providers and generators. Those that will use and contribute to local services as well as go further afield

Annex C

Slimbridge Parish Housing Needs. A comparison of the NDP Survey with the GRCC Survey

Objective

To compare the results of the NDP and the GRCC Surveys.

Survey and report statistics

Question	NDP Survey	GRCC Survey
Date of survey	March 2021	13 September 2021
Date of report	21 May & 19 July 2021	November 2021
Return rate	42%	20.5%

Comparison of results for current housing stock

Question	NDP Survey	GRCC Survey
Main home?	No data	No (1)
How many years lived in Slimbridge?	No data	Predominantly 20+ years
Where do you obtain your services?	Asked specific questions on convenience of: Hospitals, surgeries, dentist, pharmacies, gyms, swimming pools, library.	Predominantly Cam and Dursley
How do you travel to these services	Predominantly car. Further data on reasons for not using public transport	Predominantly car
Is your home a:		
Detached house	137	Total detached, semi & terraced
Semi detached house	43	82
Terraced	12	13
Bungalow	12	7
Park home	10	1
Flat	0	1
Sheltered / retirement	No data	1
Houseboat	2	0
Other	0	1

How many bedrooms?		
1	8	4
2	24	21
3	65	30
4	82	4 & 5+ 49
5+	38	
How many people live in your home?		
1	No data	18
2		57
3		11
4		14
5		2
6		1
Number of residents by age group?		
0-18	No data	31
19-30		15
31-54		38
55-70		100
70+		54
When was your house built?		
Pre 1900	63	No data
1900-1919	3	
1920-1939	16	
1940-1959	18	
1960-1999	75	
2000 onwards	33	
Not known	8	
House ownership?		
Own outright	64%	69%
Own with mortgage	29%	20%
Low cost shared	0.5%	1%
Tied house	1%	2%
Rent local authority	2%	5%
Rent private landlord	2%	3%
Live with family / friends	0.5%	0%
Tenant farm	0.5%	No data
Included with business	0.5%	No data
Park home	0.5%	No data
Equity release	0.5%	No data
No answer	0.5%	0%
Anyone moved because of housing cost?	No data	Yes (6) No (98)
Support 2-15 unit affordable housing?	No data	
Yes		42

No Maybe No reply		31 28 3
Need for more homes? Yes No No opinion Other	91 117 32 4	No data
Support development 1-4 houses Yes No No opinion Missing	193 25 18 8	No data
Support development 2-20 houses Yes No No opinion Missing	74 142 18 10	No data
Support development 20+ houses Yes No No opinion Missing	19 197 17 13	No data
Suggested sites	No data	Some sites suggested
Developments only within settlement boundaries? Yes No No opinion Missing	186 23 30 5	No data
Development areas? Within village boundaries A38 Brownfield only Wisloe Cambridge Gossington Other Elsewhere Against further development Other	No data	10 4 7 8 5 2 5 5 6 12
Comments on affordable housing Needed for local young Traffic / infrastructure concerns	No data	10 7

Already enough		5
Plenty of wrong developments		7
Against further developments		7
Small developments only		4
Other		14
Knowledge community led housing?	No data	Little knowledge
Involved in community led housing?	No data	
Yes		1
No		103
Interested in community led housing?	No data	
Yes		8
No		94
No reply		2
Would this approach benefit community	No data	
Yes		54
No		37
No reply		13
Is house draft free?	Yes (75%)	No data
Improvement to reduce heating cost?		
Floor insulation	Yes (12%)	
Roof insulation	Yes (10%)	
Wall insulation	Yes (13%)	
Triple glazed windows	Yes (26%)	
New external doors	Yes (14%)	
Solar panels	Yes (33%)	
Main form of heating?		No data
Gas	75%	
Oil	14%	
Electricity	5%	
Coal	1%	
Wood	3%	
Other	2%	
Have you considered?		No data
Ground source heat pumps	Yes (11%)	
Air heat pumps	Yes (9%)	
Photovoltaic panels	Yes (15%)	
Wind turbine	Yes (4%)	
No other sources	Yes (38%)	

Comparison of results for future housing needs

Question	NDP Survey	GRCC Survey
Number of returns	21	24
Number rejected	0	6

When do you wish to move?		
Within a year	7	6
1-2 years	5 (1-5 years)	7
3-5 years		10
Later	2	
Not known	7	1
Current tenure?		
Owner outright	8	8
Owner with mortgage	9	2
Low cost shared ownership	0	1
Renting	2	3
With family	1	4
Not known	1	0
Minimum number bedrooms		
1	5	3
2	7	12
3	5	3
4	3	0
Unknown	1	1
What type of property?		
House	16	10
Bungalow	7	13
Ground floor flat	3	5
Flat above ground floor	2	3
Not specified		2
Main reason for move?		
Need larger home	3	1
Need smaller home	6	5
Need cheaper home	1	0
Better security of tenure	1	0
Set up independent home	5	6
Closer to carer	1	0
Other	4	6
Anyone in household wish to move into own accommodation, ideal for:		
Young people looking for starter home	13	4
Single adults	2	2
Buy on open market	15	0
Rent	0	
Number households in need of affordable rented housing?	0	4 (2 within parish)
Number of households in need of affordable home ownership	0	3 (2 within parish)

Stroud District Council Housing Register (Homeseeker Plus)

The GRCC report notes that the register records 64 households with a preference for housing in the parish but can only be used as an indicator of the need which could be much higher.

Affordability

The GRCC survey looked at affordability and concluded that:

Based on average house prices sold in Slimbridge and the median Stroud District full time income, potential buyers would not be able to obtain a mortgage without a 70% deposit.

Similarly the same person would not be able to rent a property in the private sector.

There are 44 affordable or social rent dwellings in the parish.

The NDP survey did not examine affordability.

Conclusions

Taking into account the sample sizes, the data for the current housing stock is reasonably consistent between the two surveys; except for the GRCC survey showing twice as many two bedroom houses.

The results for the future housing needs are reasonably consistent apart from the number of young people looking to live independently and how this would be achieved. However as the GRCC report acknowledges at paragraph 7.2, "it is difficult to get data on the housing needs of younger people in surveys".

The Homeseeker plus data considerably outweighs the need demonstrated in the surveys.

Recommendations

Further investigations are needed to:

Examine the housing needs of younger people to get a better understanding of their housing needs and how they would wish to satisfy their requirements.

Because the need shown in the Homeseeker Plus data far exceeds anything in the two surveys, it is vital that a better understanding of these data is obtained and the implications defined.

Dave Thombs
Chair Slimbridge Parish NDP Steering Group
17 February 2022

Annex D

From: Sarah Walker <sarahw@grcc.org.uk>
Sent: 04 April 2022 16:22
To: Helen Dunn <clerk@slimbridge-pc.gov.uk>
Subject: Housing Needs survey for Slimbridge

Hi Helen,

I've been asking lot of questions about the survey as I'm new in post here. It seems that adding in applicants on homeseekers plus that requested a parish to live in is fairly new and having read a considerable amount of previous reports it seems the LA has not provided us with this information on a regular basis in the past.

We have had several discussion with our partners i.e. the Local Authorities officers, Stroud, Forest of Dean and the Cotswolds, and I think we have decided to remove this piece of information going forward as it was felt misleading in the following ways. The Officers are very keen to stress that the number is practical irrelevant.

Firstly expressing an interest is not an accurate indicator of Housing Need.
Secondly, we have no way of identifying "Local Connection" to the Parish.

Two vital question that are necessary to including the data in the housing needs survey.

I am sincerely sorry that I am not in a position to gain the information requested. The Homeseeks plus database as I currently understand it is a crude method for the Local Authority to complete their necessary statutory duty to maintain a list of potential housing need.

I do know from my experience in the sector and working with homeseekers plus in my previous positions a lot of applicants bid/ express an interest on properties and then the Housing Association has to check the local connection, current housing need situation and the applicants affordability . All tasks that use to be completed by the Local Authority when I started in the housing sector.

I don't have a direct contact for the NDP group but if you could kindly pass on the information for me, or let me have an email and I will communicate directly.

I look forward to working with you in the future.

Regards

Sarah Walker

Rural Housing Enabler

GRCC

Community House, 15 College Green, Gloucester, GL1 2LZ

Tel: 01452 528491 Ext 207

Mobile: 07707281802

www.grcc.org.uk

Annex E

Self Build

Self Build is a form of house development whereby the intended occupier develops the property for themselves against a specific plan as opposed to a speculative developer who builds multiple houses that are not for their own occupation based on standard house designs.

Self build may be to develop an entirely new building, to renovate an existing building, or possibly to convert a building from one form (e.g. a barn or other agricultural building) to a home. An offshoot of this is a Custom Home which is a house built for a specific client

Self builds are usually seen as single builds on a plot, these are often infill plots within established communities, but some larger plots may be developed by a number of self builders individually, or by a more formal co-operative of self builders. There are also an increasing number of locations where a larger site is dedicated for example Graven Hill near Banbury (<https://www.gravenhill.co.uk/>) which is an extensive development for self builders and custom homes (a unique home designed and developed specifically for the future occupier).

The development process of a self build can range from the owner and future occupier doing everything from design and planning consents to laying bricks and decorating. At the other end of the spectrum is a Custom Home, or Turnkey where a builder is engaged to carry out the entire development. Many of these developments fall in the middle with the owner potentially running the project and using subcontractors to carry out individual tasks.

Self Building as a form of development is supported and encouraged by the UK government in a number of ways, for example the need for local councils to maintain a register of self builders looking to build and ensure that the number of plots for which planning is granted meets the requirements of those eligible. Further details and links to the relevant legislation can be found here <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>.

Key benefits

To the Owner

- Designed to meet their specific requirements – the owner gets what they want rather than what is sold to them
- Ability to include more sustainability features than the mass builders – most self builders incorporate environmentally friendly features.
- Generally more likely to have a sympathetic relationship with the existing environment.
- Depending on the build route the cost savings can be significant allowing better value for the owner.
- Self build properties are generally exempt from CIL.

To the local community

- Often allows development of what would otherwise be derelict land, many self builds are brownfield.
- Adds to the required housing stock in a more unique and often sympathetic way

- Self builders are generally very aware of their local environment so will work to minimise any disruption of the locality.
- Self builders will often use local labour and resources bringing revenue and work to local people.

What can be done to encourage self builders

Generally, the lack of available building plots is the limiting factor to self builders. Where land becomes available in the parish that is suitable, self build rather than build on spec should be encouraged.

An initial survey of potential land within the settlement boundary should be considered

Where we are required to have larger developments within the parish a proportion of the available plots should be made available for self build as part of any agreement for the larger scheme.

Whilst for obvious reasons design and planning should be in keeping with the locality, consideration should be given to supporting more innovative designs. Consideration should be given to maintaining a register of local businesses and trades that can assist self builders.

Alex Durkin
8 February 2022

Annex F

Cllr. Alex Durkin <cllr.alex.durkin@slimbridge-pc.gov.uk>

to Helen, Phil, Anna, Chris, Danielle, me, Frazer, Jenny, Lisa, Neil, Pamela, Pat, Shelley, Steven, Sue

All,

As discussed at the last meeting, please find attached details of the numbers of registrations on the Self Build register. They cannot break down further into potential locations.

I have been offered a call to discuss the contents and process by the council but have yet to arrange a suitable date.

From my personal experience the register is really not that good an indication of demand. Many people don't bother to sign up as there is a continuing "admin cost", and frankly the council does not, in my experience, take it very seriously. I know I was on the register for a number of years and never heard a single thing from the council. One of the questions I want to raise with them is how many parcels of land have been identified and offered to self builders across the years.

See you tomorrow.

Alex Durkin

Stroud District Council Self Build and Custom Housebuilding Register

Base period	Date	Entries
First	1 st April – 30 th October 2016	48
Second	31 st October 2016 – 30 th October 2017	112
Third	31 st October 2017* – 30 th October 2018	2
Fourth	31 st October 2018 – 30 th October 2019	7 (+1 Part 2)
Fifth	31 st October 2019 – 30 th October 2020	Nil
Sixth	31 st October 2020 – 30 th October 2021	15 (+2 Part 2)
Seven	31 st October 2021 – 30 th October 2022	0 (+1 Part 2) (to date)

*Register divided into Part 1 and Part 2 31st October 2017 onwards when local eligibility criteria introduced.