

MIDDLE ASTON AND STEEPLE ASTON

HOUSING NEEDS SURVEY REPORT

September 2024



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ABOUT COMMUNITY FIRST OXFORDSHIRE

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

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

As part of our enabling service, in July-August 2024, **Steeple Aston Parish Council** and **Middle Aston Parish Meeting** asked Community First to undertake a parish-wide Housing Needs Survey.

SURVEY AIMS

The aims of the September 2024 Steeple Aston and Middle Aston Housing Needs Survey were to help establish:

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

DISTRIBUTION AND RESPONSE

In order to carry out the Housing Needs Survey, questionnaires and *Freepost* return envelopes (addressed to Community First) were hand-delivered to parish dwellings in July 2024 by local volunteers.

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

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

SUMMARY

- Surveys were hand-delivered to 483 households in the parishes, by Parish Council volunteers
- 150 completed surveys were returned - a response rate of **31%**.
 - **129 of these respondents live in Steeple Aston and 21 live in Middle Aston**
- 150 respondents answered the question: 'do you support the principle of providing housing for those in need who have local connections to Steeple Aston?'
 - **78% of respondents said YES**
 - 8% said NO
 - 14% said MAYBE

- 149 respondents answered the question: ‘would you support a site being developed in Steeple Aston to provide a small number of homes for those with local connections in housing need?’
 - **71% of respondents said YES**
 - 10% said NO
 - 19% said MAYBE

- Steeple Aston has established a Community Land Trust with the intention of delivering community-led homes for local people. 148 respondents answered the question: ‘do you support the principle of Steeple Aston and Middle Aston Community Land Trust?’
 - **67% said YES**
 - 5% said NO
 - 28% said MAYBE

No information is known about the non-respondents, and no assumption has been made about their needs or requirements.

THE PARISH OF STEEPLE ASTON AND MIDDLE ASTON AND THE LOCAL HOUSING MARKET

Steeple Aston and Middle Aston are adjoining civil parishes within the District of Cherwell. Steeple Aston has a good range of facilities, which include a primary school, shop and post office, a pub, a parish church, and a village hall. It is a strong and vibrant community with regular community events, clubs, and societies.

The parishes are well situated between the towns of Bicester to the west, Banbury to the North, and Oxford to the South. The nearest town is Bicester, which is approximately 7 miles away. Buses run to Banbury and Oxford and the community is also served by a volunteer bus which runs twice a day to nearby Lower Heyford Train station for onward travel to Banbury and Oxford.

House prices in the parish are very high. The majority of sales in Steeple Aston during the last year were detached properties, selling for an average price of £1,514,667. Semi-detached properties sold for an average of £475,000, with terraced properties fetching £332,500.

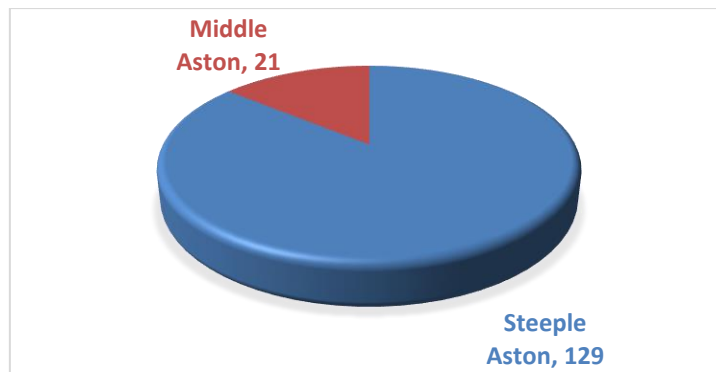
There is little availability for private rent. At the time of writing, one 3-bed property was available at a rent of £2,850 per month. There is also a limited amount of affordable housing, with approximately 63 (13.2%) homes classified as social housing according to the 2021 Census.

There are too few property transactions to give reliable information for Middle Aston.

OVERALL RESPONSE

1. Do you live in the parish of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 150



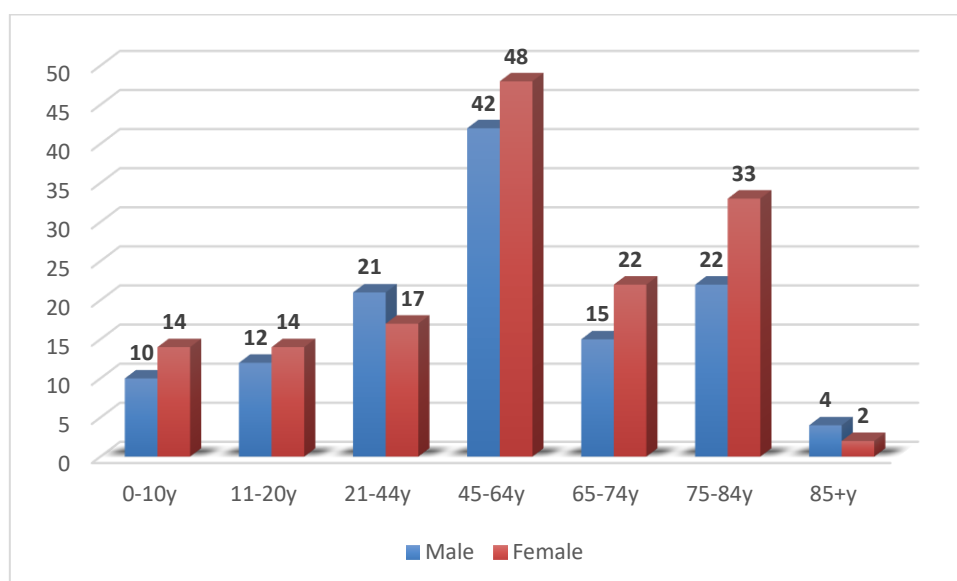
SURVEY RESULTS – STEEPLE ASTON

PART 1 – YOUR HOUSEHOLD

- Total responses: 129
- Note: graphs are based on total responses. Where the total is less than 129, a respondent(s) declined to answer the question

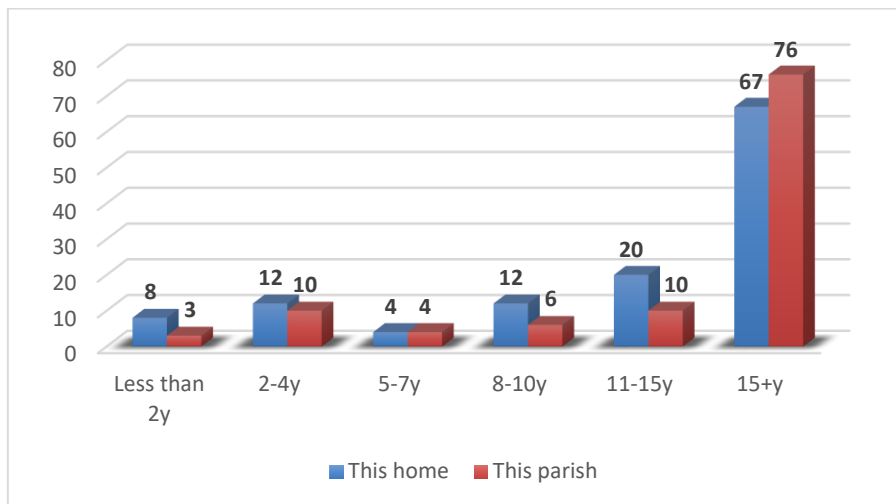
2. How many people of each age group live in your household?

TOTAL RESPONDENTS = 124 (276 INDIVIDUALS)



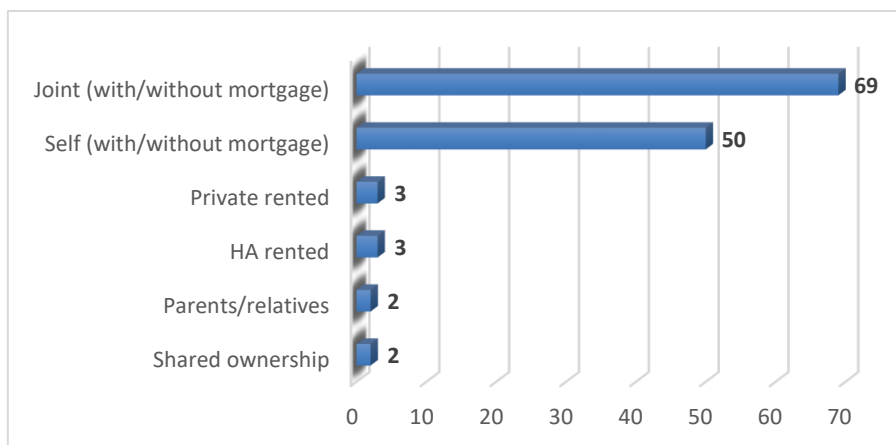
3. How long have you lived in the parish of Steeple Aston?

TOTAL RESPONDENTS = 129



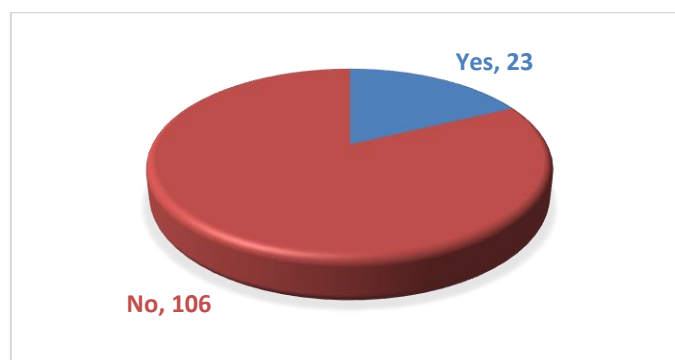
4. Who owns the home you live in now?

TOTAL RESPONDENTS = 129



5. Have any members of your household left the parish of Steeple Aston or Middle Aston in the last 5 years?

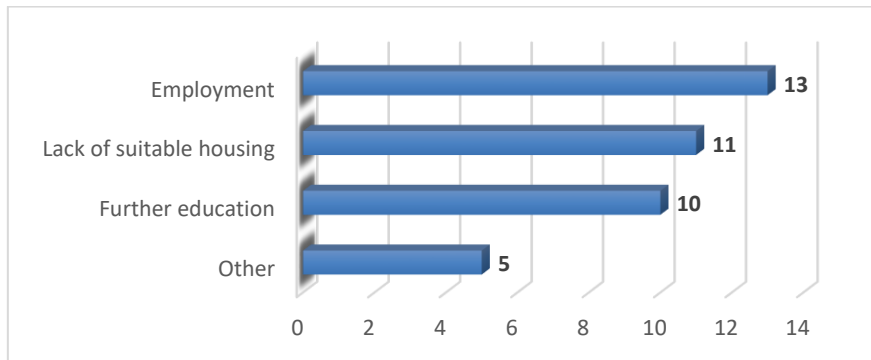
TOTAL RESPONDENTS = 129



Of the 23 respondents that answered 'yes', 36 individuals were recorded as leaving

6. Why did they leave?

TOTAL RESPONDENTS = 23 (39 TOTAL CHOICES)

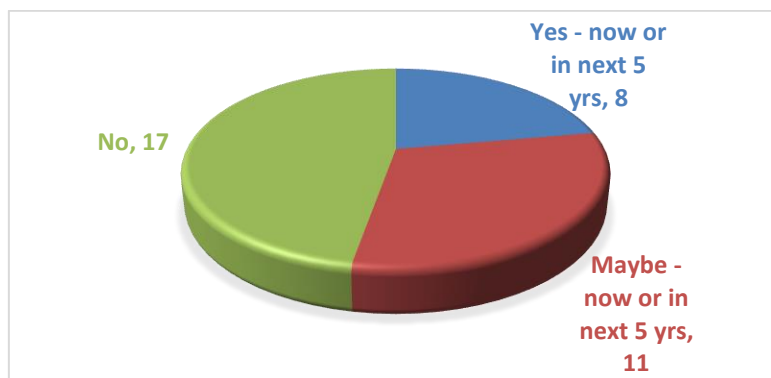


Other (5 comments):

Moved to care home	2	Moved to supported living placement	1
Marriage	1	Divorce	1

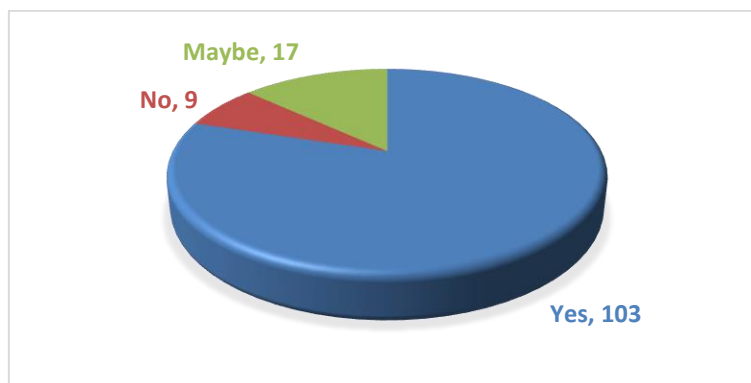
7. Would they return if their housing needs could be met in the parish of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 23 (36 TOTAL CHOICES)



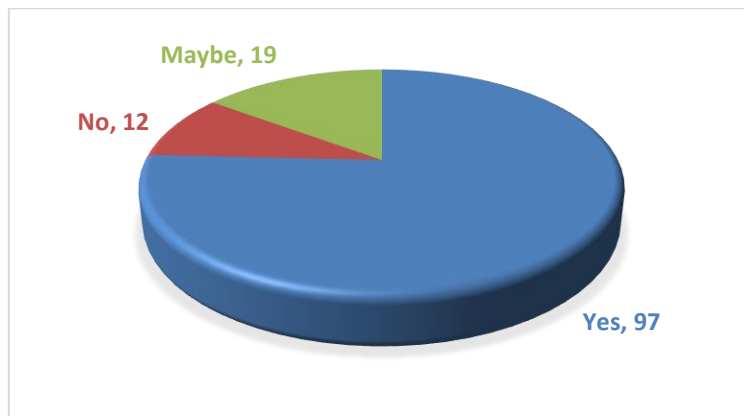
8. Do you support the principle of providing housing for those in need who have local connections to the parish of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 129



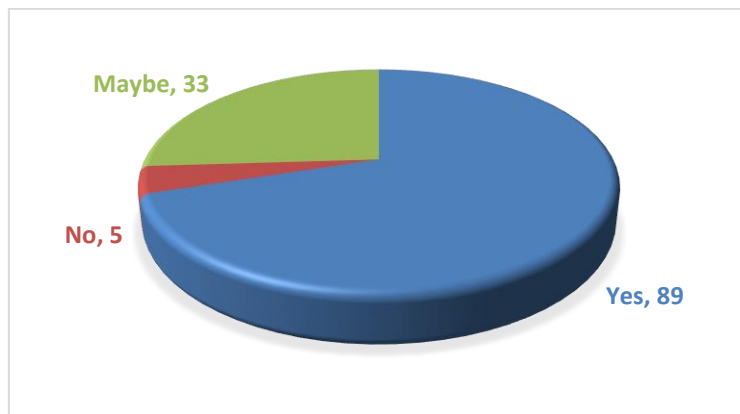
9. Do you support a small development of homes for those in affordable housing need with local connections to the parish of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 128



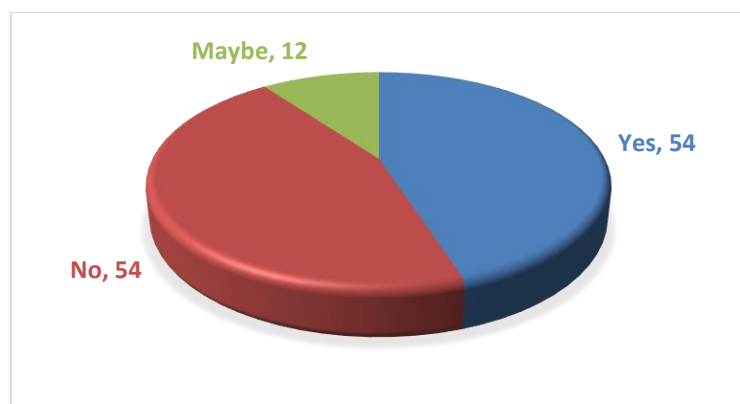
10. Do you support the principle of Steeple Aston and Middle Aston Community Land Trust?

TOTAL RESPONDENTS = 127



11. Would you be interested in receiving further information about the work of the Steeple and Middle Aston Community Land Trust?

TOTAL RESPONDENTS = 120



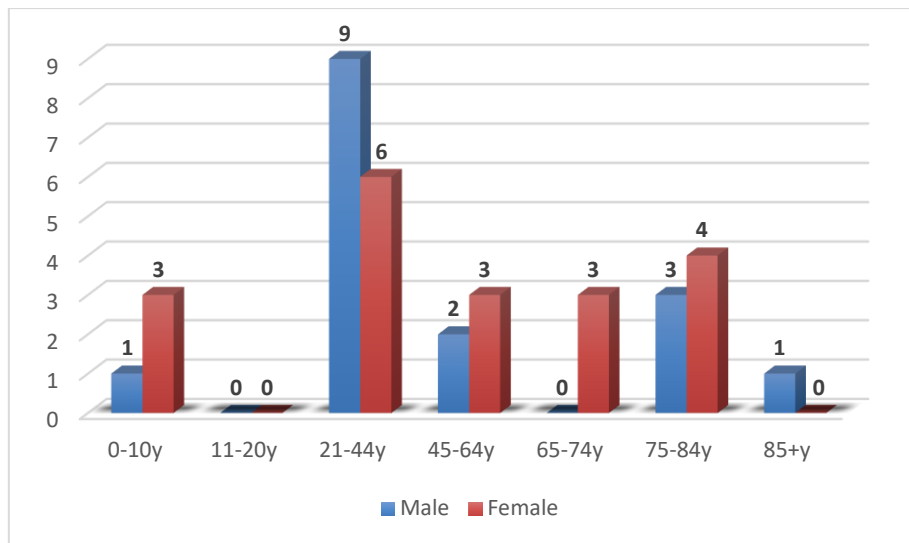
A separate list of contact details has been compiled.

PART 2 – YOUR HOUSING NEEDS

- Total responses: 20
- Note: graphs are based on total responses. Where the total is less than 20, a respondent(s) declined to answer the question

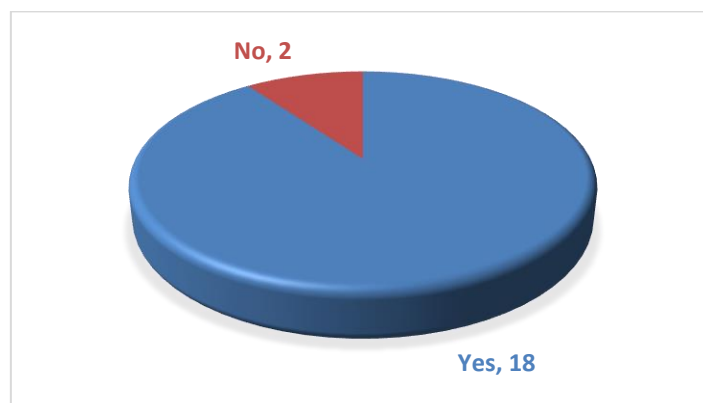
12. How many people of each age group would live in the new home (include carers if support needed to live independently)?

TOTAL RESPONDENTS = 19 (35 INDIVIDUALS)



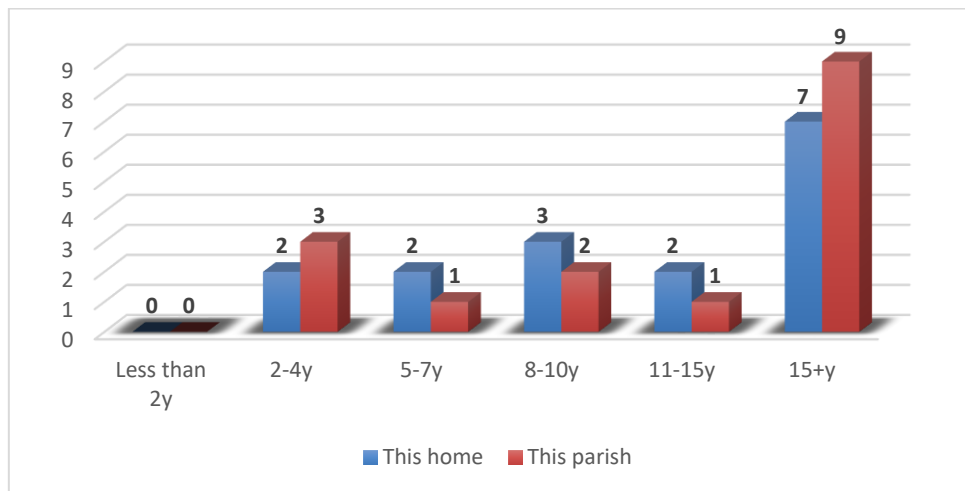
13. Do you live in the parishes of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 20



14. How long have you lived in the parishes of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 18



15. If you DO NOT live in the parishes of Steeple Aston or Middle Aston, where do you live?

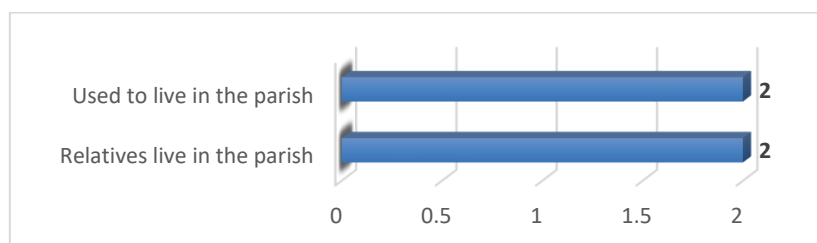
TOTAL RESPONDENTS = 2

2 locations:

Long Hanborough	1	Kidlington	1
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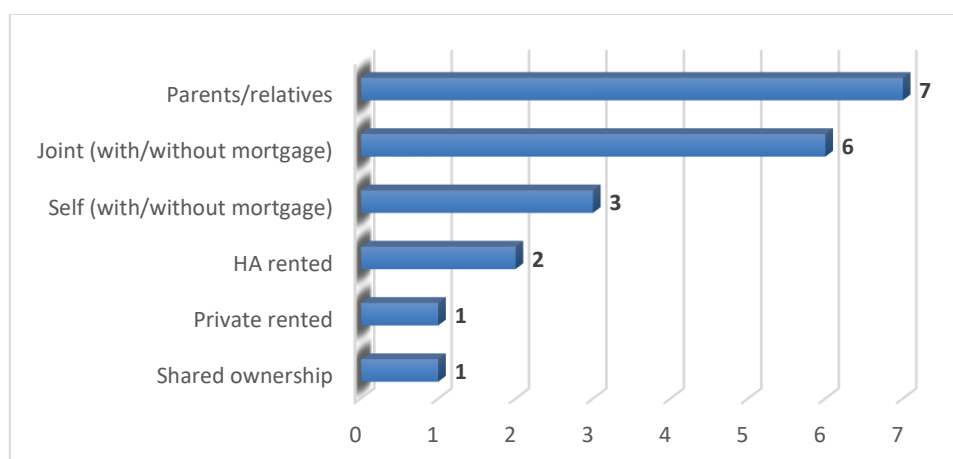
16. If you DO NOT live in the parishes of Steeple Aston or Middle Aston, tell us about your local connections.

TOTAL RESPONDENTS = 2



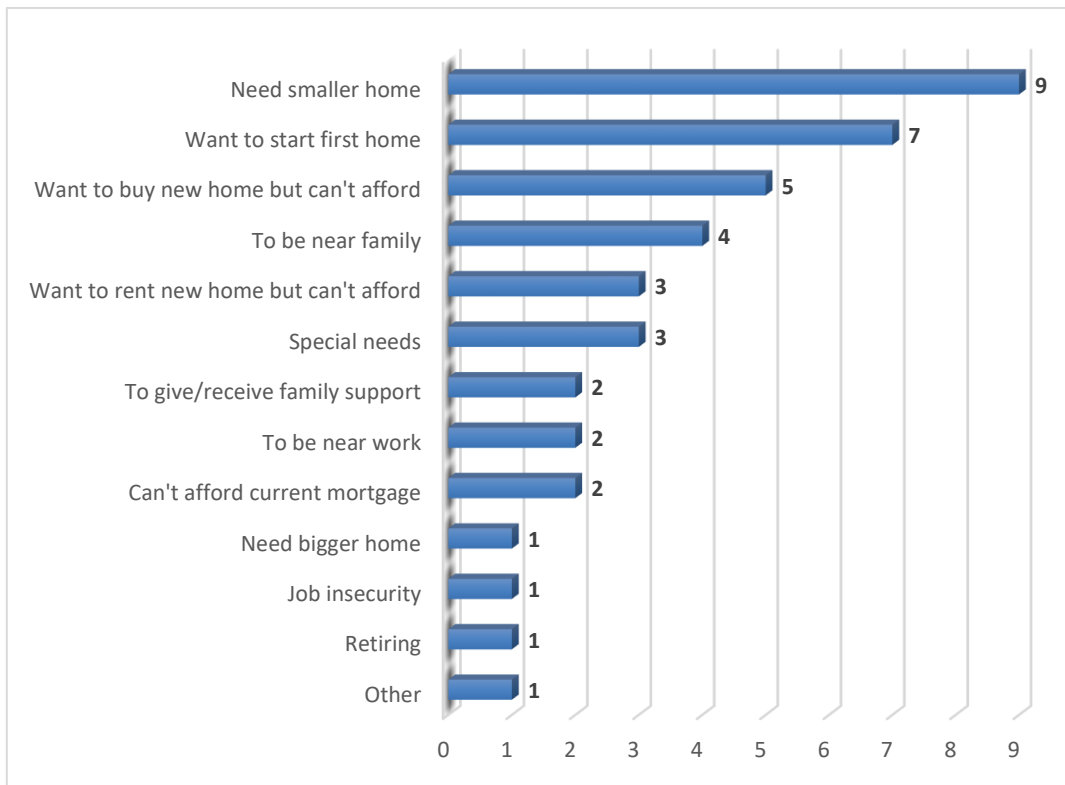
17. Who owns the home you live in now?

TOTAL RESPONDENTS = 20



18. Why does your household need a new home?

TOTAL RESPONDENTS = 20 (41 TOTAL CHOICES)

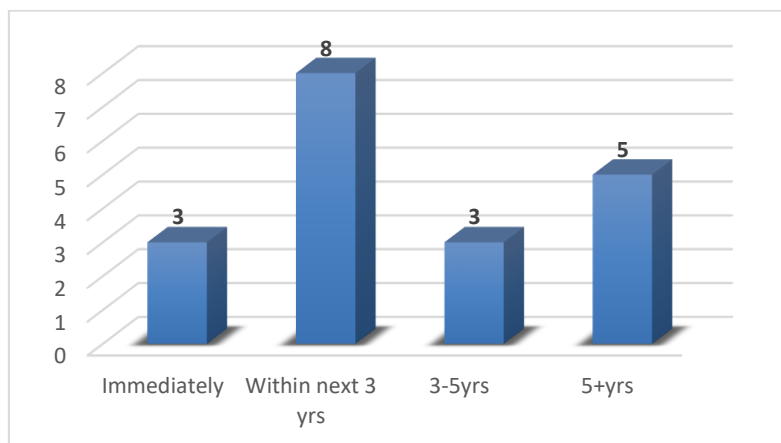


Other (1 comment):

To keep children in local school	1	
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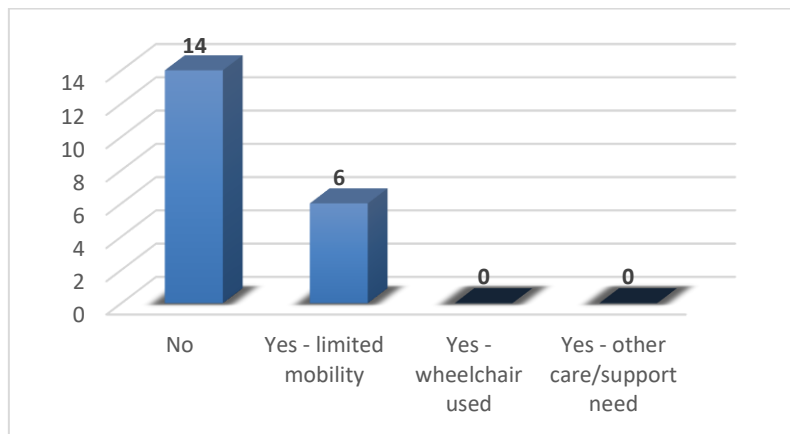
19. When are you planning to move?

TOTAL RESPONDENTS = 19



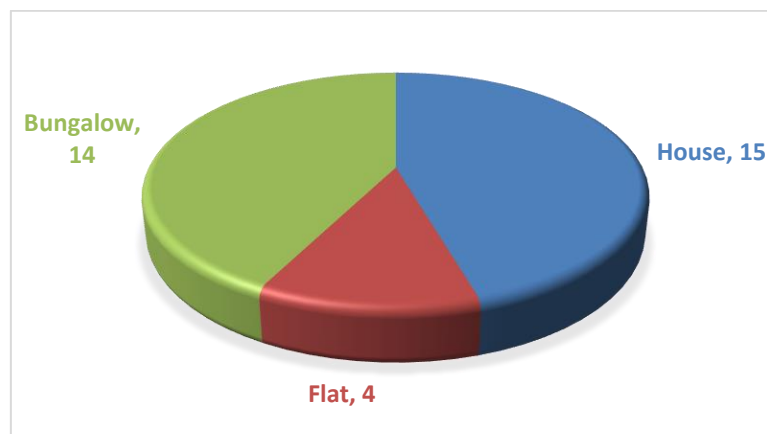
20. Does anything affect the type of home you need?

TOTAL RESPONDENTS = 19



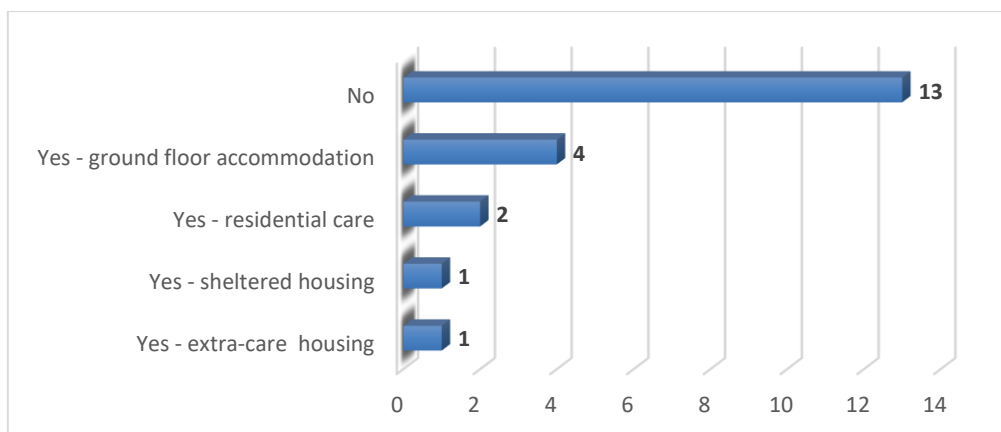
21. What type of home would best meet your needs?

TOTAL RESPONDENTS = 20 (33 TOTAL CHOICES)



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

TOTAL RESPONDENTS = 18 (21 TOTAL CHOICES)



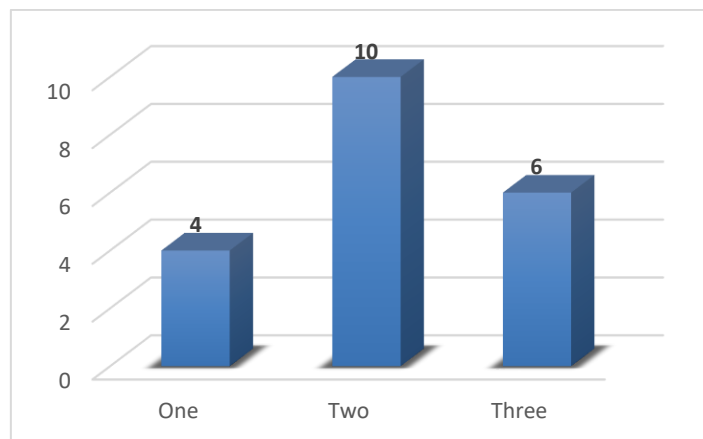
23. Which of the following affordable housing options would be best for you?

TOTAL RESPONDENTS = 14 (15 TOTAL CHOICES)



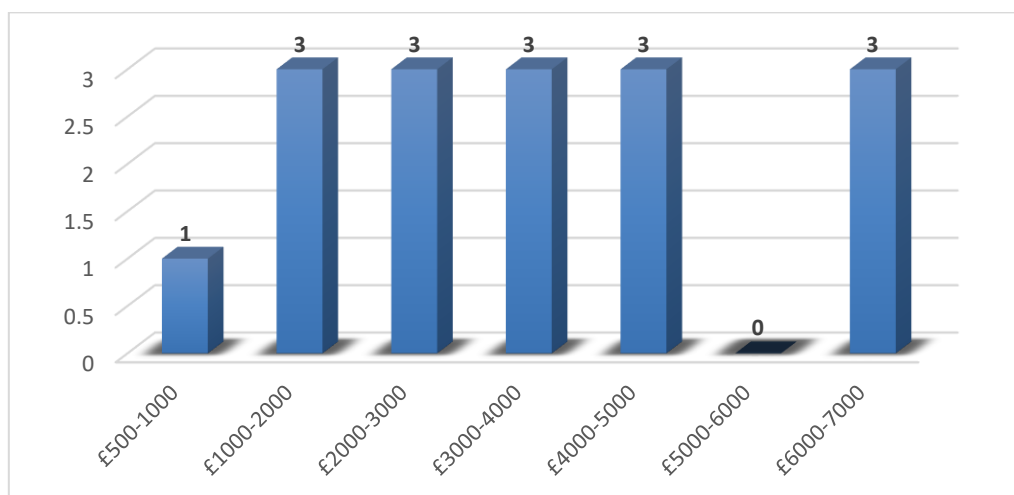
24. How many bedrooms would your new home need?

TOTAL RESPONDENTS = 17



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

TOTAL RESPONDENTS = 16



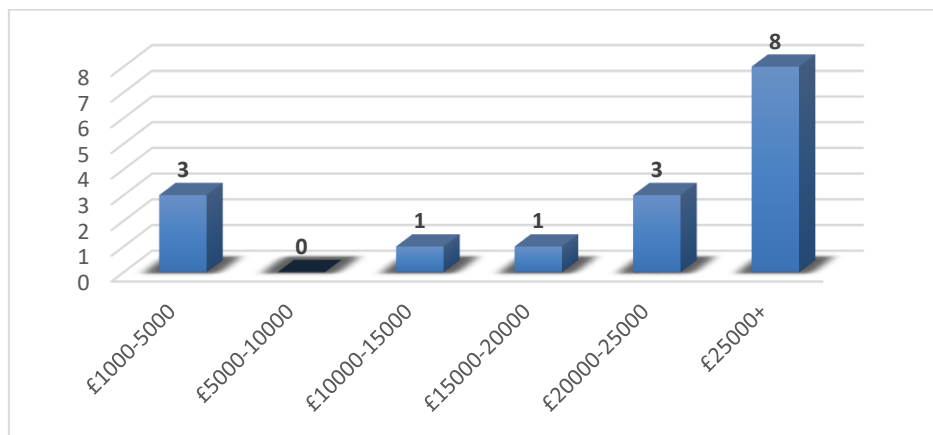
26. If interested in renting or buying a property, can you give us some idea of how much rent/mortgage you would be prepared to pay per month?

TOTAL RESPONDENTS = 15



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

TOTAL RESPONDENTS = 16



28. Are you registered on the Cherwell District Council Homechoice (housing register) scheme?

TOTAL RESPONDENTS = 19

All respondents answered 'no'

29. Have you previously applied for affordable housing in Steeple Aston or Middle Aston via Cherwell District Council Homechoice (housing register) but without success?

TOTAL RESPONDENTS = 19

All respondents answered 'no'

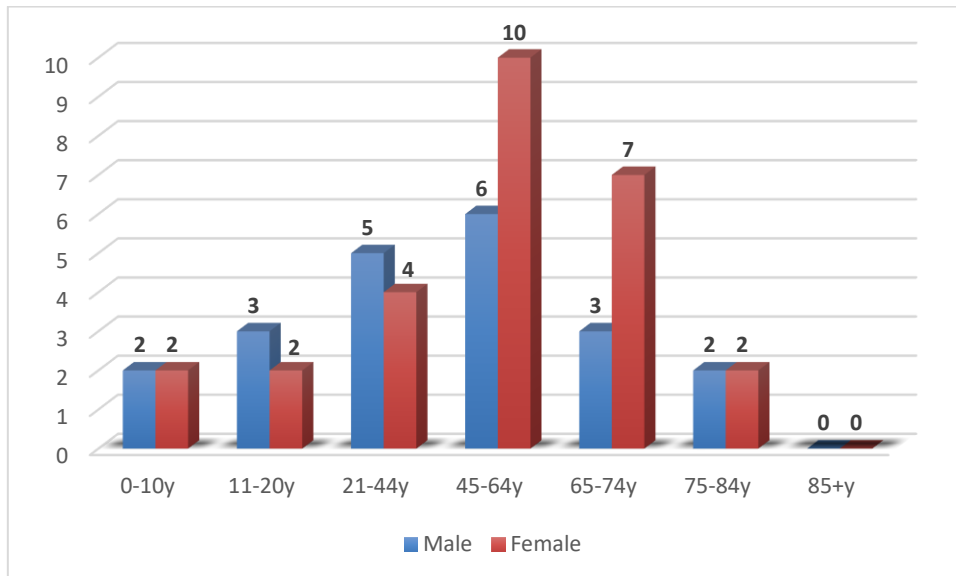
SURVEY RESULTS – MIDDLE ASTON

PART 1 – YOUR HOUSEHOLD

- Total responses: 21
- Note: graphs are based on total responses. Where the total is less than 21, a respondent(s) declined to answer the question

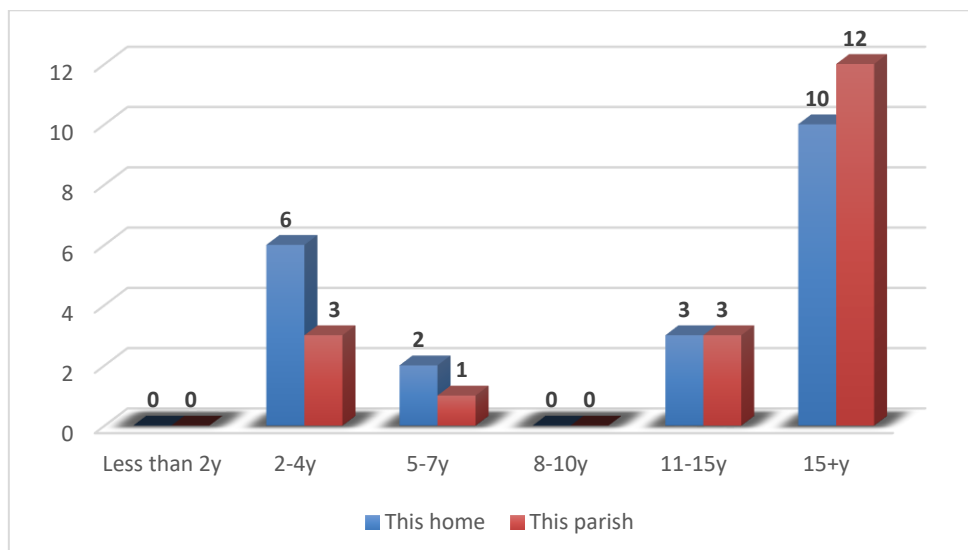
2. How many people of each age group live in your household?

TOTAL RESPONDENTS = 21 (48 INDIVIDUALS)



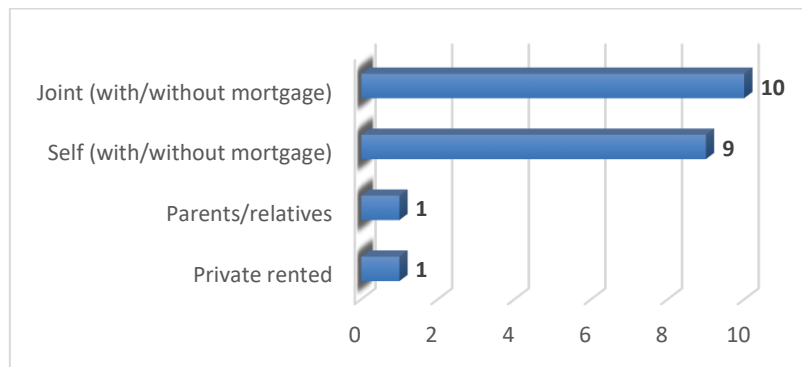
3. How long have you lived in the parish of Middle Aston?

TOTAL RESPONDENTS = 21



4. Who owns the home you live in now?

TOTAL RESPONDENTS = 21



5. Have any members of your household left the parish of Steeple Aston or Middle Aston in the last 5 years?

TOTAL RESPONDENTS = 21

Only one respondent answered 'yes' recording just one individual as leaving.

6. Why did they leave?

TOTAL RESPONDENTS = 1

Other:		
Personal choice	1	

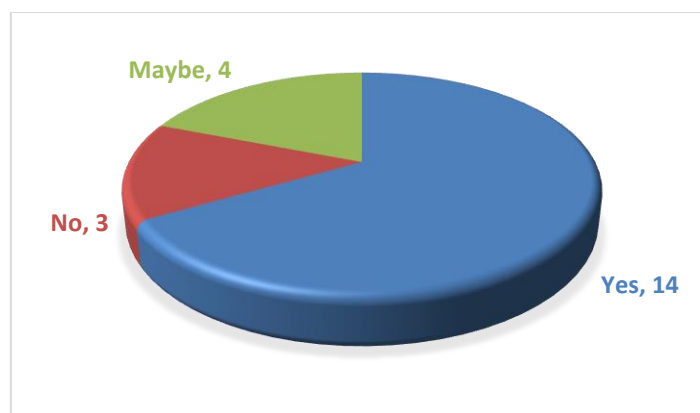
7. Would they return if their housing needs could be met in the parish of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 1

The respondent ticked 'no'.

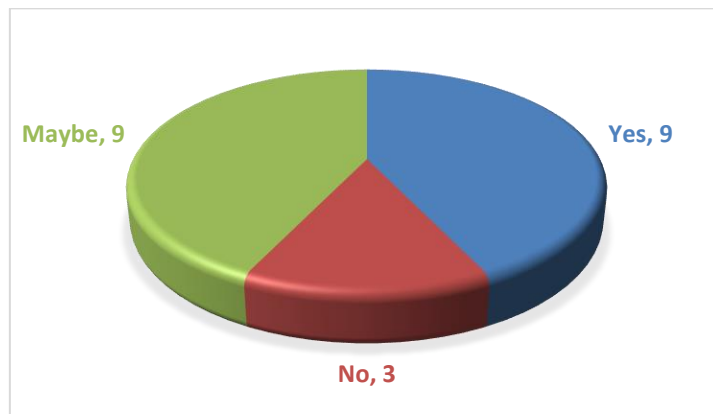
8. Do you support the principle of providing housing for those in need who have local connections to the parish of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 21



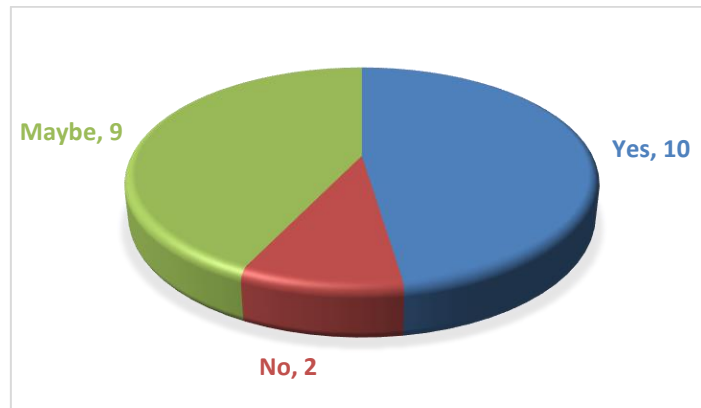
9. Do you support a small development of homes for those in affordable housing need with local connections to the parish of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 21



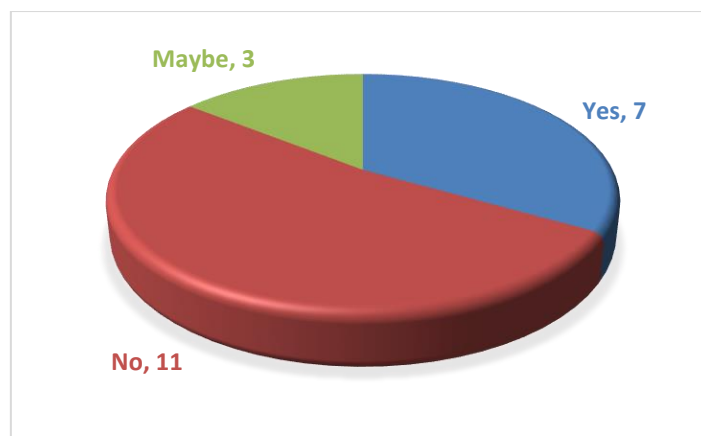
10. Do you support the principle of Steeple Aston and Middle Aston Community Land Trust?

TOTAL RESPONDENTS = 21



11. Would you be interested in receiving further information about the work of the Steeple and Middle Aston Community Land Trust?

TOTAL RESPONDENTS = 21



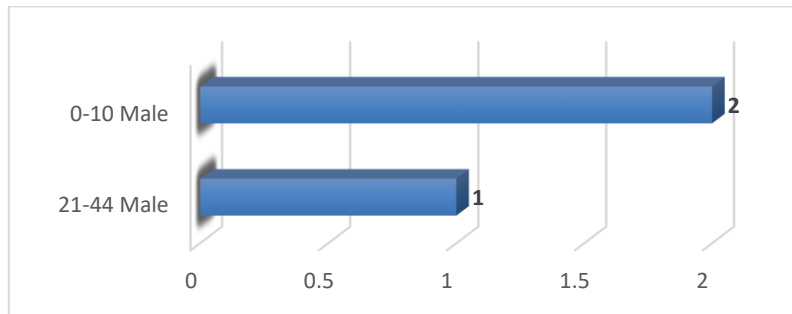
A separate list of contact details has been compiled.

PART 2 – YOUR HOUSING NEEDS

- Total responses: 1
- Note: graphs are based on total responses. Where the total is less than 1, a respondent(s) declined to answer the question

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

TOTAL RESPONDENTS = 1 (3 INDIVIDUALS)



13. Do you live in the parishes of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 1

'Yes'

14. How long have you lived in the parishes of Steeple Aston or Middle Aston?

TOTAL RESPONDENTS = 1

'22 years' in current home

15. If you DO NOT live in the parishes of Steeple Aston or Middle Aston, where do you live?

TOTAL RESPONDENTS = 0

N/A

16. If you DO NOT live in the parishes of Steeple Aston or Middle Aston, tell us about your local connections.

TOTAL RESPONDENTS = 0

N/A

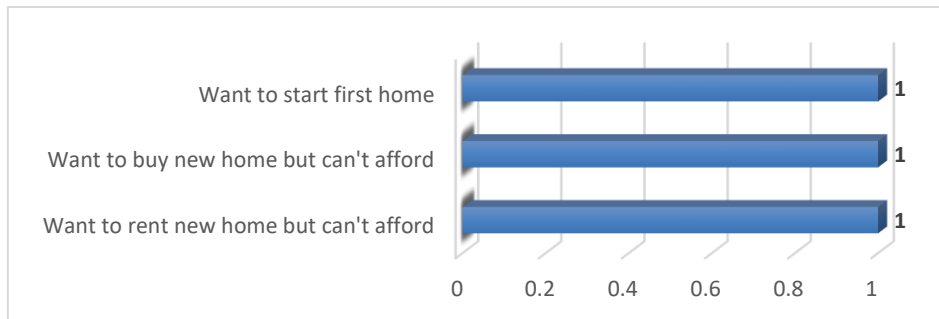
17. Who owns the home you live in now?

TOTAL RESPONDENTS = 1

'Parents/relatives'

18. Why does your household need a new home?

TOTAL RESPONDENTS = 1 (3 TOTAL CHOICES)



19. When are you planning to move?

TOTAL RESPONDENTS = 1

'3-5 years'

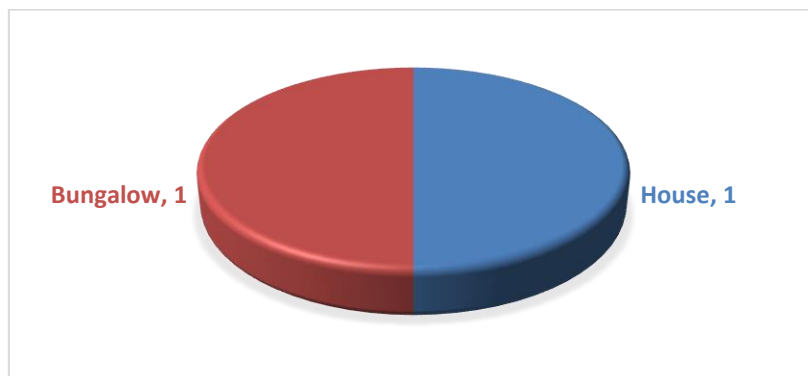
20. Does anything affect the type of home you need?

TOTAL RESPONDENTS = 1

'No'

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

TOTAL RESPONDENTS = 1 (2 TOTAL CHOICES)



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

TOTAL RESPONDENTS = 1

'No'

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

TOTAL RESPONDENTS = 1

'Any'

24. How many bedrooms would your new home need?

TOTAL RESPONDENTS = 1

'Two'

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

TOTAL RESPONDENTS = 1

'£1000-2000'

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

TOTAL RESPONDENTS = 1

'£700-800'

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

TOTAL RESPONDENTS = 1

'£10000-15000'

28. Are you registered on the Cherwell District Council Homechoice (housing register) scheme?

TOTAL RESPONDENTS = 1

'No'

29. Have you previously applied for affordable housing in Steeple Aston or Middle Aston via Cherwell District Council Homechoice (housing register) but without success?

TOTAL RESPONDENTS = 1

'No'

SURVEY ANALYSIS

The findings of this report are exclusively based on the March 2024 **Steeple Aston and Middle Aston Housing Needs Survey**.

SUPPORT FOR THE PRINCIPLE OF PROVIDING AFFORDABLE HOUSING

- **78%** of respondents answered **YES to the question *do you support the principle of providing housing for those in need who have local connections to Steeple Aston or Middle Aston?*** 8% said NO. 14% said MAYBE.
- **71%** of respondents answered **YES to the question *would you support a site being developed in Steeple Aston or Middle Aston to provide a small number of homes for those with local connections in housing need?*** 10% said NO. 19% said MAYBE.

AFFORDABLE HOUSING NEEDS FINDINGS

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

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

NUMBERS IN AFFORDABLE HOUSING NEED

- 1. 21 households** completed Part 2:
 - 20 households had a local connection to Steeple Aston and 1 household had a local connection to Middle Aston.
- 2. 9 households currently own their home:**
 - Households which own their own home do not ordinarily meet the qualifying criteria for affordable housing. However, this does demonstrate a need for downsizing homes at market sale value.
- 3. 1 household did not demonstrate a sufficient Local Connection to Steeple Aston or Middle Aston**
 - For the purposes of this analysis, local connection has been assessed against the criteria set out in the [Cherwell District Council Allocations Scheme](#). This states that priority will be given to applicants who are in housing need and:
 - have lived in the village for the last five years *or*
 - are employed in the village for a minimum of sixteen hours per week and the employment is not of a short-term nature *or*
 - have ten years previous residence in the village if not currently residing there *or*
 - are over 55 or with a disability requiring support on health grounds from close relatives currently living in the village *or*
 - have close relatives (as defined at section 3.6.2.3) living in the village for a period of at least the last five years.

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

SUMMARY OF IDENTIFIED NEED – RENTED HOUSING

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

- 3 households chose rented accommodation exclusively in their tenure choices.
- 2 households which chose ‘any tenure’ and are potentially **UNLIKELY** to afford a mortgage or deposit (based on estimates from the financial information provided) have been included in the final tally for rented accommodation.
- Depending on circumstances, there may be restrictions on the number of bedrooms a household requiring rented accommodation is eligible for. Therefore, the likely eligible number of bedrooms based on information supplied has been estimated rather than the number identified by the responder.
- **EXPLANATORY NOTE - MORTGAGE DEPOSIT AFFORDABILITY:** A search of properties sold in Steeple Aston in the last year was conducted on Right Move in September 2024. The average price of a terraced property was £332,500. Shared ownership deposit affordability was estimated at 5% of a 50% share, or £8,312.50. A 30% discount for discount market sales and starter homes was assumed on the £332,500 baseline, giving a figure of £232,750 . A 5% deposit was then assumed at 11,638.

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

SUMMARY OF IDENTIFIED NEED – LOW-COST HOME OWNERSHIP

**HOUSEHOLDS REQUIRING LOW-COST HOME OWNERSHIP ACCOMMODATION
(Shared Ownership (SO) and Discount Market Sale (DMS))**

OVERALL NUMBERS = 6

TENURE CHOICE	1-bed		2-bed		3-bed		4+ bed	
SO	-		2		-		-	
DMS	-		1		-		-	
SO or DMS	-		-		1		-	
Any	1		1		-		-	
	1		4		1		-	
	TYPE		TYPE		TYPE		TYPE	
	Bungalow	1	House	2	House	1		
			Any	2				

- 3 households chose shared ownership accommodation and/ or discount market sale exclusively in their tenure choices.
- 3 households which chose 'any' tenure and are **LIKELY** to afford a mortgage deposit (based on estimates from the financial information provided) have been included in the tally above.
- **EXPLANATORY NOTE - MORTGAGE DEPOSIT AFFORDABILITY:** A search of properties sold in Steeple Aston in the last year was conducted on Right Move in September 2024. The average price of a terraced property was £332,500. Shared ownership deposit affordability was estimated at 5% of a 50% share, or £8,312.50. A 30% discount for discount market sales and starter homes was assumed on the £332,500 baseline, giving a figure of £232,750 . A 5% deposit was then assumed at 11,638.

BREAKDOWN OF NEED BY TIMESCALE

	1-bed	2-bed	3-bed	4+ bed	TOTAL
IMMEDIATELY	-	1	-	-	1
WITHIN 3 YEARS	1	-	1	-	2
3 – 5 YEARS	-	2	-	-	2
5+ YEARS	-	1	-	-	1

SUGGESTED NEXT STEPS

The findings of this report are exclusively based on the September Steeple Aston and Middle Aston Housing Needs Survey. A level of affordable housing need has been identified from households responding to the survey.

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

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